

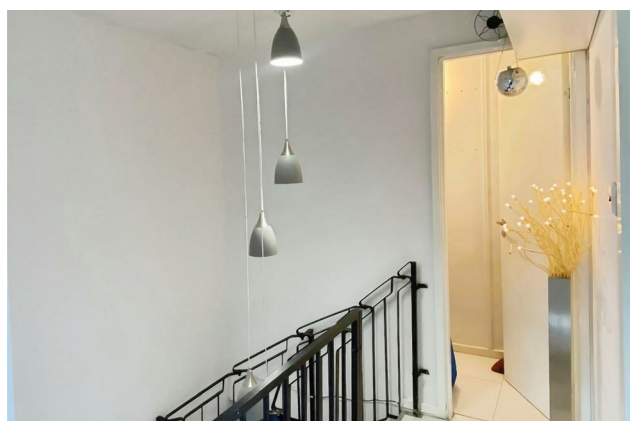
HUNTERS®

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42 Swan Gardens, Birmingham, B23 6QG

£100,000

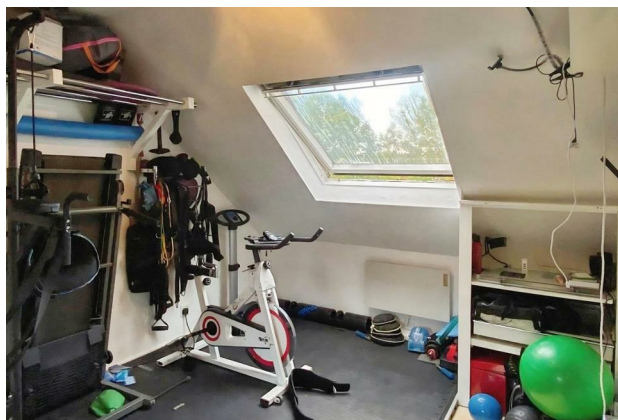
Property Images



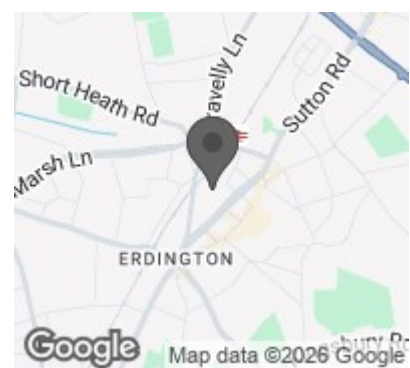
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Property Images



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Summary

CASH BUYERS ONLY!!

This superbly positioned duplex apartment is situated close to Erdington High Street and benefits from many sought after local amenities, including a range of shops, supermarkets and offers both road and railway access to Birmingham town centre. Having been recently renovated by the current owner, the property briefly comprises; entrance hall with spiral staircase, lounge, refitted kitchen, bedroom one and two on first floor, refitted modern bathroom and access to loft. The property benefits from allocated parking.

We have been advised that 46 years are remaining on the lease, an annual service charge of £2,377.24 and ground rent of £20 are in place.

****We recommend a buyer verifying this information with a solicitor prior to proceeding**.**

Features

- CASH BUYERS ONLY - LOW LEASE • Two Bedroom Duplex Apartment • Loft Access • Refitted Kitchen and Bathroom • Large Lounge • Hallway Study/Crafts • Secure Communal Entrance • Allocated Parking