

FOR SALE

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Apartment 5 Tame Close

Perry Barr, Birmingham, B42 2GD

Midland Residential are delighted to present this modern one bedroom second floor apartment, situated within a popular modern development in Perry Barr. This home is ideal for first-time buyers, or investors. The property is within easy reach of a range of local amenities, including the nearby One Stop Shopping Centre, Alexandra Stadium and Perry Barr Train Station as well as having regular bus services, and easy access to the M6 motorway, providing convenient routes into Birmingham City Centre and beyond. This property comprises a entrance hallway, bedroom with a fitted wardrobe, modern fitted bathroom, a lounge with a Juliet balcony, and a modern fitted kitchen. The property further benefits from gas central heating, double glazed windows (where specified) and has an allocated parking space. The property is leasehold with approximately 994 years remaining on the lease. Annual service charges are £1,169.74 and no ground rent figure or rent review date has been reported by the vendor. Viewings are strictly by appointment only. This property will form a chain.

Offers In The Region Of £134,950

2 Tame Close

Perry Barr, Birmingham, B42 2GD



- One Bedroom Apartment
- Modern Fitted Kitchen
- Double Glazed (ws)
- Council Tax A
- Second Floor
- Modern Fitted Bathroom
- Gas Central Heating (ws)
- Lounge with Juliet Balcony
- Allocated Parking
- EPC Rating B

Approach

Being set in a private well maintained car park. Having a communal hallway with stairs leading through to the second floor

Entrance

Access through a timber framed door into the hallway which consists of four doors leading thereof

Hallway

Having laminate flooring, central heating radiator, intercom telephone, storage cupboard, doors leading thereof

Reception Room

11'5" x 17'10" (3.49 x 5.44)
Having laminate flooring, gas central heating radiator, UPVC double glazed French doors with Juliet Balcony to the fore, ceiling light point

Kitchen

10'7" x 7'3" (3.24 x 2.22)
Having laminated flooring, selection of wall and base units with door frames, laminated work surface, gas central heating radiator, inset stainless steel sink with hot and cold mixer tap over, electric

integrated oven and hob with extractor fan over, Ideal boiler, UPVC double glazed window to the rear, ceiling light point

Bedroom

8'11" x 14'0" (2.73 x 4.28)
Having fitted carpet, gas central heating radiator, fitted wardrobe, UPVC double glazed window to the fore, ceiling light point

Bathroom

6'9" x 7'3" (2.06 x 2.23)
Having vinyl flooring, close coupled WC, wash hand basin with hot and cold mixer tap over and a pedestal below and splash back wall tiles, bath tub with hot and cold mixer tap over with a shower head connecting with splash back tiles, gas central heating radiator, UPVC double glazed obscure window to the rear, ceiling light point

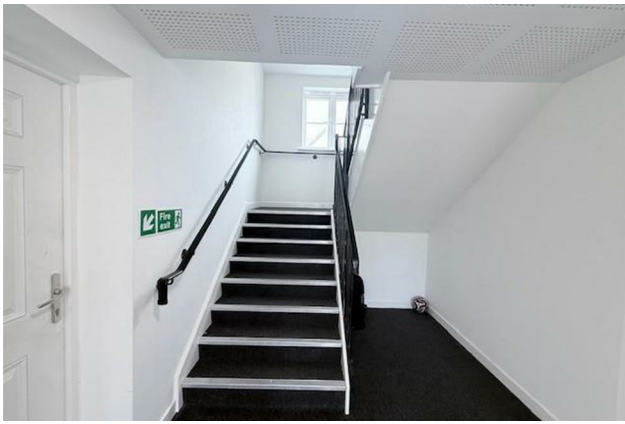
Material Information

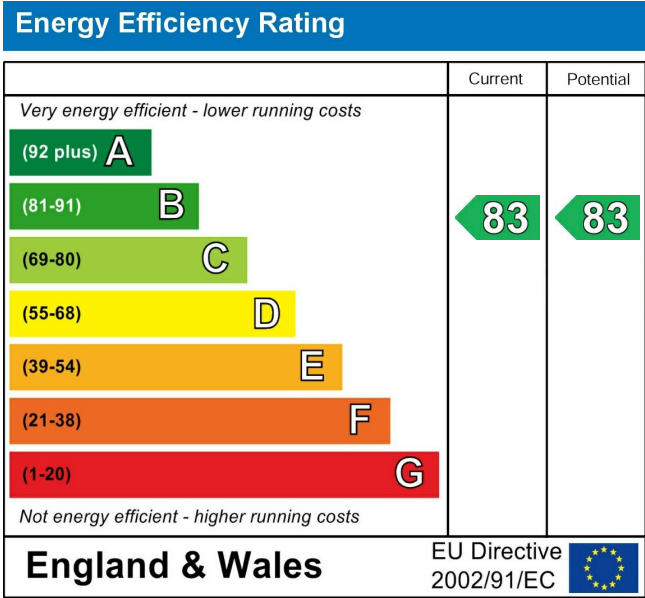
Council Tax Band: A with Birmingham council, Tenure: Leasehold, Property type: Second Floor Apartment, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply:

Mains water and sewerage supplied by Severn Trent Water (the vendor has reported that the water meter is located outside) Heating: Central Heating, Broadband, Highest available download speed, Standard 14mpbs and Ultrafast 900mpbs. Highest available upload speed, Standard 1mpbs and Ultrafast 110mpbs. Mobile coverage: O2 – Good outdoor and in-home, Vodafone - Good outdoor and in-home, Three - Good outdoor and in-home, EE - Good outdoor and in-home. Parking: Allocated Parking Space (Number 70). Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Private right of way: No, Long-term area flood risk: There is a very high flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: No, Coal mining area: Located on the coalfield, Energy Performance rating: B

which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

You should verify any answers





Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. Tenure. We have been advised by the vendor that the property is Leasehold. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A non-refundable fee of £55.00 per person is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.