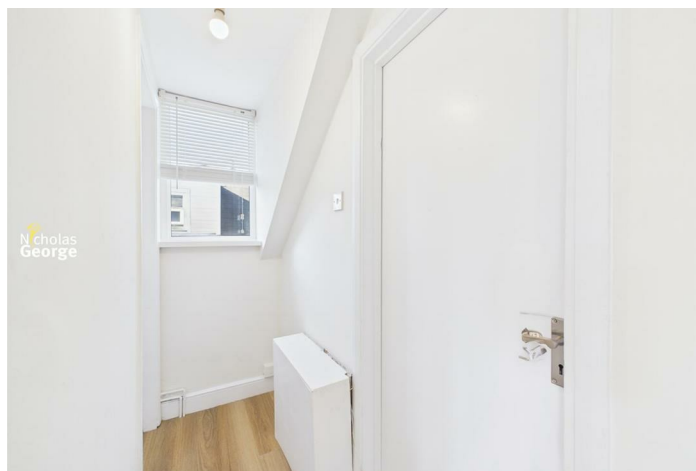


LEASEHOLD



Flat - Council Tax Band A - EPC Rating: C

**FLAT 4, 101 SANDFORD ROAD,
BIRMINGHAM, B13 9BU**

Offers In The Region Of

£125,000



Flat 4, 101 Sandford Road, Birmingham, B13 9BU

Communal Entrance

Side-approached composite door opens to communal stairs leading to 3 flats. Stairs leading to the second-floor landing with a newly refurbished second-floor flat set within a Period conversion just a short walk away from the front door. The flat has a gas boiler, gas central heating, a tiled garden to rear. The flat is in a well-located area with many amenities including cafes, shopping facilities, and superb public transport. Moseley train station, only a 15

Hallway

With fitted wood effect LVP flooring, ceiling light fitting, double-glazed window to side aspect and doors to all rooms.

Kitchen/ Living Room

With fitted wood effect LVP flooring, ceiling spotlight fittings, 2 central heating radiators and 2 double-glazed windows.

Kitchen area has partly tiled walls, matching wall and base units, stainless steel sink with drainer and mixer tap, integrated fridge, space and fittings for washing machine, integrated electric oven, gas hob and extractor hood overhead.

Combi-boiler in cupboard.

Bedroom

With fitted laminate flooring, spotlight fittings, central heating radiator, large double-glazed windows to front aspect, loft hatch and door to storage cupboard.

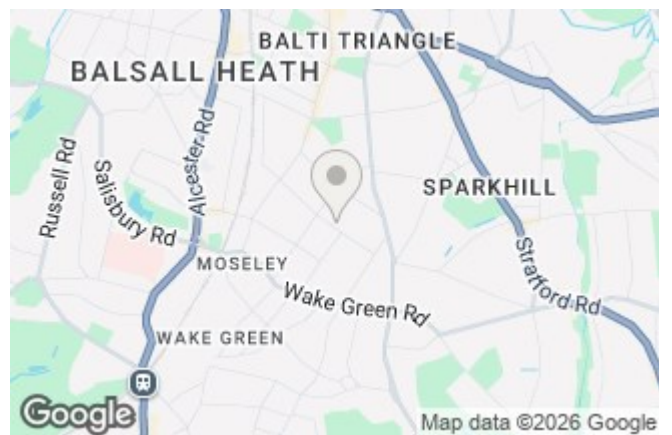
Bathroom

With wood effect LVP floor, ceiling spotlight fittings, partly tiled walls, extractor fan and double-glazed window to side aspect. White suite comprising W/C, pedestal sink and bath with mains shower overhead.

Garden

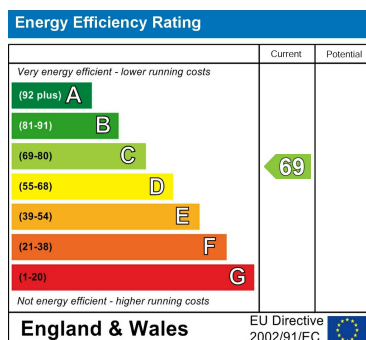
Shared communal garden with patio and lawn. Mature shrubs and trees with a low fence around the boundary.







Energy Performance Graph:



Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Tenure:

We understand the property is Leasehold with 99 years remaining, however will be extended up to 171 years upon completion. Interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £915.80 and annual ground rent is £150.

Council tax band A.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck