



**William Court Clarendon Road, Birmingham B16 9SD**

**welcome to**

## **William Court Clarendon Road, Birmingham**

\*\*\* EDGABASTON LOCATION \*\* LEASE TO BE EXTENDED UPON COMPLETION \*\* SPACIOUS TWO - BEDROOM FIRST FLOOR APARTMENT \*\* FITTED KITCHEN \*\* BATHROOM \*\* COMMUNAL GROUNDS \*\* GREAT TRANSPORT LINKS TO CITY CENTRE \*\* SHORT COMMUTE TO QUEEN ELIZABETH HOSPITAL & BIRMINGHAM UNIVERSITY \*\* NO ONWARD CHAIN \*\*\*

### **Agent Note**

This property is council tax band A. This property is currently tenanted. This property does have underfloor heating.

### **Lounge**

17' 1" x 11' 2" ( 5.21m x 3.40m )

Double glazed window to rear, Electric radiator.

### **Kitchen/Diner**

11' 3" x 9' 8" ( 3.43m x 2.95m )

Double glazed window to front, Range of wall and base units with drawers and work-surfaces over, Sink & drainer unit.

### **Bedroom One**

14' x 8' 10" ( 4.27m x 2.69m )

Double glazed window to rear.

### **Bedroom Two**

14' x 6' 5" ( 4.27m x 1.96m )

Double glazed window to rear.

### **Bathroom**

9' 9" x 6' 4" ( 2.97m x 1.93m )

Double glazed window to front, Bath with separate electric shower unit over, Wash hand basin, Low level flush w/c.





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## William Court Clarendon Road, Birmingham

- Well-presented two-bedroom first floor apartment.
- Spacious Lounge.
- Fitted kitchen.
- Bathroom.
- Communal grounds.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1718.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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