



Bromford Road, Birmingham B36 8TG

welcome to

Bromford Road, Birmingham

****INVITING FLAT**TWO BEDROOMS**FAMILY BATHROOM**SPACIOUS LOUNGE/DINING**WELL-EQUIPPED KITCHEN**COMMUNAL GARDEN WITH BRICK SHED**LONG LEASEHOLD**VERY LOW SERVICE CHARGE****



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Double-glazed window to side and front, wooden flooring, ceiling light point, smoke detector and radiator.

Kitchen

Wall, drawer and base units, roll top work surface, boiler, gas oven, plumbing for washing machine, ceiling light point, wooden flooring, double-glazed window to front, built in cupboard, boiler and radiator.

Landing

Ceiling light point, radiator, smoke alarm, electric cupboard and airing cupboard.

Bedroom One

Double-glazed window to front, ceiling light point, wooden flooring and radiator

Bedroom Two

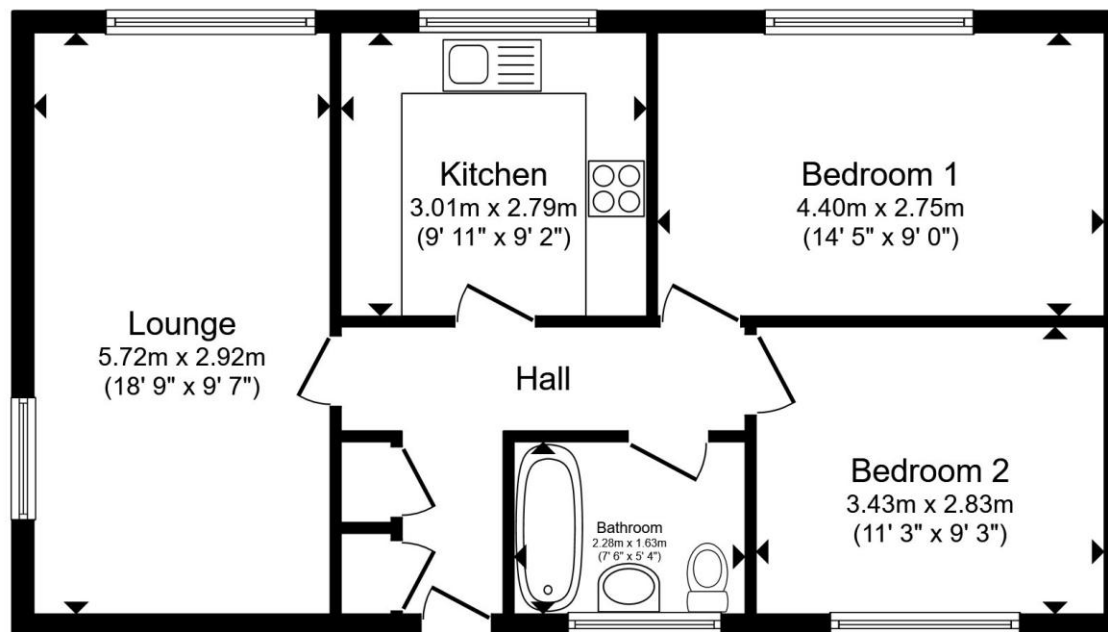
Double-glazed window to rear, wooden flooring, ceiling light point and radiator.

Bathroom

Double-glazed window to rear, low level w.c., P shaped bath with shower over, wash basin, towel radiator, ceiling light point and tiled.

Rear Garden - Communal

Brick shed.



Total floor area 60.2 m² (648 sq.ft.) approx

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.propertybox.io

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Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 651.65

Ground Rent: 10.00

£150,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAB112637 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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