



Martlesham Square, Birmingham B35 6BE



welcome to

Martlesham Square, Birmingham

NO CHAINMEWS APARTMENT**TWO GOOD SIZE BEDROOMS**LOUNGE**FITTED KITCHEN**SHOWER ROOM**REAR GARDEN**VIEWING RECOMMENDED**



Entrance

Security Intercom, two ceiling light points, and two storage cupboards.

Lounge

16' 2" x 11' 2" (4.93m x 3.40m)

Double glazed window to front, radiator, two ceiling light points and coving.

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Double glazed window to rear, radiator, ceiling light point, base, wall and drawer units, roll top counter tops, one and half bowl stainless steel sink and drainer, hob and oven, cooker hood, plumbing for dishwasher and laminate flooring.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to front, radiator, ceiling light point and coving.

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed window to rear, radiator, ceiling light point, coving and built in cupboard.

Bathroom

Double glazed window to rear heated towel rail, paneled bath with shower over, low level w.c., wall sink and tiled walls and floor.

Garden

Paved patio, gravel borders with shrubs, shed and enclosed by fences,



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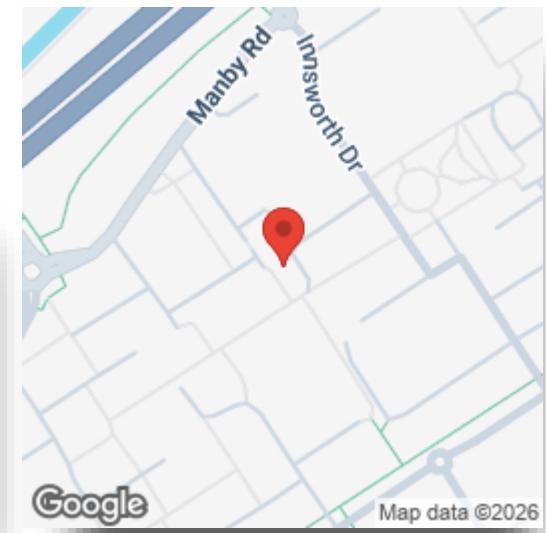
- MEWS APARTMENT
- TWO BEDROOMS
- REAR GARDEN
- NO CHAIN
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1314.00

Ground Rent: 20.00

£110,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 May 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
CAB112133 - 0006



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