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for sale

offers in excess of **£100,000 Leasehold**



Somerton Court Short Heath Road Birmingham B23 7AA

A well-presented one-bedroom flat situated in a convenient residential location, offering spacious accommodation including a generous lounge, fitted kitchen, double bedroom and bathroom. Ideal for first-time buyers, investors or those looking to downsize.

- Energy Rating: B
- One-bedroom flat
- Spacious lounge/diner
- Fitted kitchen
- Multiple storage cupboards

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Accessed via the communal entrance, the welcoming hallway provides access to all accommodation and benefits from two useful storage cupboards, ideal for household items and coats.

Lounge

16'9" x 12'2" (5.11m x 3.72m)

A spacious and well-proportioned reception room offering ample space for both living and dining furniture. Double glazed windows allow plenty of natural light to fill the room, creating a bright and comfortable living environment.

Kitchen

7'9" x 7'3" (2.36m x 2.21m)

Fitted with a range of wall and base units incorporating work surfaces over, sink and drainer unit, space for appliances and a window to the rear aspect.

Bedroom

12'10" x 9'7" (3.91m x 2.91m)

A generous double bedroom with a double glazed window, wardrobes, and ample space for freestanding bedroom furniture.

Bathroom

Fitted with a suite comprising panelled bath with shower over, wash hand basin and low-level WC.







To view this property please contact Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

Property Ref: ERD208323 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1866.50

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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