

Cottons

CHARTERED SURVEYORS

Flat 18 Holly Mount Hagley Road,
Edgbaston, Birmingham, B16 9LS

Offers in the Region Of
£125,000



- Ground Floor Flat on Outskirt of Birmingham City Centre
- Two Good Bedrooms
- Spacious Living Dining Room
- EPC Rating: C(74)
- Garage Located En-Block
- Lease 189 years from 25th December 1977.

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS TWO BEDROOM ground floor flat with GARAGE on the OUTSKIRTS OF BIRMINGHAM CITY CENTRE. Offered with EXTENDED LEASE, viewings VITAL to appreciate location and accommodation on offer. Requiring updating throughout, this ideal first time purchase or buy to let investment comprises; hallway, living dining room, kitchen, store room, two good bedrooms and bathroom. With secure communal areas, well maintained communal gardens, communal parking and garage located en-block. Further benefiting from double glazing and gas central heating. Offered with NO UPWARD CHAIN. EPC Rating: C(74)

Property Tenure
Leasehold

Council Tax Band
C

ACCOMMODATION

Approach
Located on the ground floor within a secured development. The property is accessed via wooden entry door leading into...

Entrance Hallway
With a central heating radiator and doors leading into the following accommodation;

Living Dining Room 17' 5" x 10' 9" (5.32m x 3.27m)
With two central heating radiators and uPVC double glazed window to rear garden aspect and door leading into...

Kitchen 13' 4" x 6' 11" (4.06m x 2.12m)
With a central heating radiator, wall and base units incorporating work tops, stainless steel sink and double drainer with chrome effect taps over, space for appliances such as washing machine, fridge freezer and gas cooker, tiling to appropriate splash back areas, 'Glow worm' combination central heating boiler and uPVC double glazed window to communal garden aspect.

Bedroom One 13' 11" x 10' 9" (4.25m x 3.27m)
With a central heating radiator and uPVC double glazed window to front.

Bedroom Two 12' 1" x 6' 10" (3.69m x 2.09m)
With a central heating radiator and uPVC double glazed window to front.

Store Room 6' 11" x 2' 8" (2.12m x 0.82m)

Bathroom 7' 0" x 6' 11" (2.13m x 2.12m)
With a central heating radiator, tiling to approximately half height, matching avocado suite incorporating W.C, wash basin on pedestal, paneled bath, shaver point and wall mounted extractor fan.

Garage
(not inspected)

Lease
189 years from 25th December 1977.

Ground Rent
Nil.

Service Charge
The service charges for 2019 were £1351.82.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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Total floor area 62.75 sq. m. (675.43 sq. ft.) approx



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This plan is for illustration purposes only
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of the property.