

Cottons

CHARTERED SURVEYORS

40 Marsland Close, Edgbaston,
Birmingham, B17 8NG

Offers in the Region Of
£104,000



- Second Floor Flat in Popular Cul-De-Sac
- Double Bedroom
- Living Room
- EPC Rating: D(64)
- Kitchen Diner
- Lease 150 years from 25th March 1958 (Circa. 88 years unexpired)

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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a second floor flat in a cul-de-sac within a highly desirable location with EDGBASTON on the outskirts of BIRMINGHAM CITY CENTRE. Benefiting from double glazing and gas central heating, this ideal first time purchase or buy to let investment comprises; hallway, living room, kitchen diner, double bedroom and bathroom. With NO UPWARD CHAIN. EPC Rating: D(64)

Property Tenure
Leasehold

Council Tax Band
A

ACCOMMODATION

Approach
Located on the second floor, the property is accessed via composite double glazed entry door leading into...

Entrance Hall
With electricity meter, tiling to floor, central heating radiator, loft access point, open walkway to kitchen diner and doors leading into bedroom and bathroom.

Kitchen Diner 14' 0" x 7' 5" (4.27m x 2.26m)
With tiling to floor, electric consumer unit, 'Worcester' combination central heating boiler, matching wall and base units incorporating laminate roll top work surface, stainless steel one and half bowl sink and drainer with chrome effect mixer tap over, tiling to appropriate splash back areas, space for a range of appliances, central heating radiator and uPVC double glazed window to rear.

Living Room 12' 10" x 10' 1" (3.92m x 3.08m)
With a central heating radiator, wood effect flooring and uPVC double glazed window to both side and rear.

Bedroom 14' 11" x 10' 2" (4.54m x 3.1m)
With wood effect flooring, central heating radiator and uPVC windows to both side and front.

Bathroom 9' 3" x 4' 5" (2.81m x 1.34m)
With tiling to floor, matching white suite incorporating low flush W.C, panelled bath with mixer tap over and shower head over with shower splash screen, wash basin on pedestal, tiling to appropriate splash back areas, central heating radiator and obscured uPVC double glazed window to front.

Lease
150 Years from 25th March 1958.

Ground Rent
£10 per annum.

Service Charges & Insurance
The development is managed by Birmingham City Council. We have been verbally advised by our client that the service charges and insurance have never exceeded £250 per annum. This is subject to formal confirmation.



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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40 Marsland Close

Approximate Gross Internal Area = 43.1 sq m / 464 sq ft

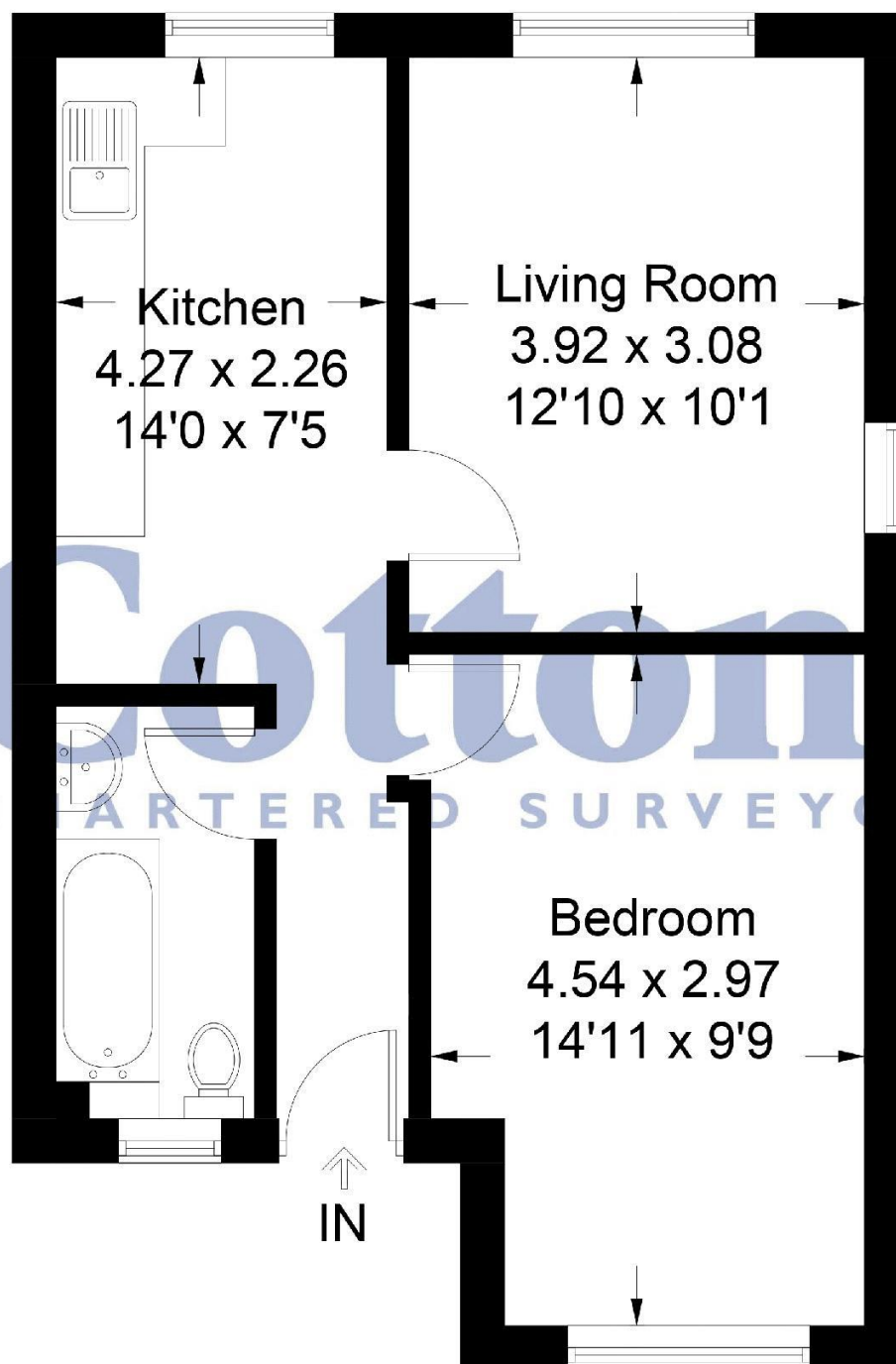


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