

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
cottons.co.uk

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.

Need a solution with a property matter? Cottons can assist;

Residential Sales 0121 247 4747
sales@cottons.co.uk

Auctions 0121 247 2233
auctions@cottons.co.uk

Property Management 0121 247 2030
property@cottons.co.uk

Landlords Property Insurance 0121 247 2030
insurance@cottons.co.uk

Residential Lettings 0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings 0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates 0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys 0121 247 4747
sales@cottons.co.uk



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



RICS



nava | propertymark

PROTECTED

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman

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



Floor area 62.75 sq. m. (675.43 sq. ft.) approx

Cottons
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West
Midlands, B17 8DL
domalley@cottons.co.uk

This plan is for illustration purposes only
and may not be to scale or representative
of the property.