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Enfield Close, Erdington, Birmingham

£90,000

Features

- NO UPWARD CHAIN
- CASH BUYERS ONLY DUE TO SHORT LEASE
- IDEAL INVESTMENT PROPERTY
- CLOSE TO LOCAL AMENITIES
- GARAGE IN SEPARATE BLOCK

Contact Us

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having light point, electric wall heater and stairs leading to First Floor Landing.

First Floor Landing

Having ceiling light point, airing cupboard housing hot water tank and loft access.

Lounge 5.03m x 3.43m (16'6" x 11'3")

Having two ceiling light points, electric wall heater and upvc double glazed window to front aspect. Door to Kitchen.

Fitted Kitchen 2.64m x 2.62m (8'8" x 8'7")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob over, space for washing machine and further appliance space. Ceiling light point and upvc double glazed window to rear aspect.

Bedroom One 4.78m x 2.97m (15'8" x 9'9")

Having ceiling light point, electric wall heater, good sized walk in wardrobe and upvc double glazed window to front aspect.

Bedroom Two 2.97m x 2.90m (9'9" x 9'6")

Having ceiling light point, electric wall heater and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is accessed via pedestrian pathway. A GARAGE is situated in a separate block.

AGENTS NOTE

The property is LEASEHOLD with only 47 years remaining so will be sold to cash buyers only. Service Charge, approx £49.00 per 6 months. Maintenance Charge approx £23.00 per 6 months.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

Property Location

