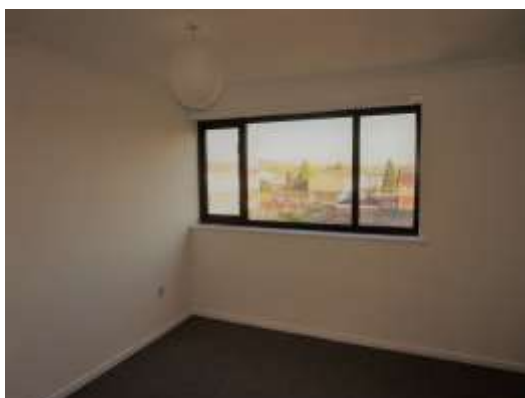




Wingfield Close Chelmsley Wood, B37 5AJ

Senate Property Services are pleased to offer this two double bedroom first floor flat. Benefiting from gas warm air heating, double glazing and comprising of secure communal entrance hallway with intercom system, communal staircase to all floors, entrance hallway, large lounge/diner, refitted kitchen, refitted bathroom with shower and two double bedrooms.

£100,000



Flat 4, 17 Wingfield Close, Chelmsley Wood, B37 5AJ

PROPERTY MEASUREMENTS:

LOUNGE/DINER - 21' 7" x 11' 7" (6.61m x 3.56m)

KITCHEN - 11' 6" x 9' 6" (3.53m x 2.92m)

BEDROOM ONE - 13' 3" x 11' 7" (4.05m x 3.56m)

BEDROOM TWO - 13' x 8' 6" (3.96m x 2.62m)

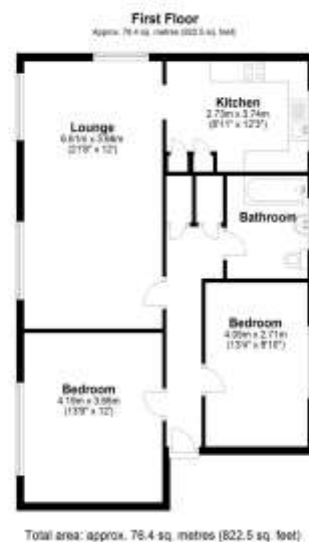
BATHROOM - 8' 6" x 6' 10" (2.62m x 1.86m)

TENURE - Leasehold with 95 years remaining.

POTENTIAL RENT VALUE OF £595.00 PCM

GROUND RENT - £10.00 per annum (fixed)

SERVICE CHARGE - £776.97 per annum (approx)



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.