

FOR SALE



Mason Way, Birmingham, B15
Asking Price Of £225,000


MARTIN&CO

Mason Way, Birmingham, B15

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- Ground Floor
- Two Bathrooms
- Private Terrace
- EPC Rating - C
- Ideal For First Time Buyers Or Investors

We are confident that everything about this apartment will appeal to first time buyers and investors alike. This ground floor apartment with private entrance is situated within walking distance of central Birmingham. This is the perfect spot for those of you that enjoy peace and quiet yet do not wish to be far away from the action. You would never guess that the hustle and bustle of the City Centre with its array of shops, bars and restaurants are within such easy reach. For commuters, New Street Station is close by. The apartment itself is in immaculate condition and is ready for the new buyers to simply pick their bags up and move straight in. The open plan living area with kitchen creates a very sociable room for entertaining. There's even a private terrace where you can sit with a glass of wine on a warm summers evening. The bedrooms will not disappoint as they are both good sized doubles with the master having an en-suite. The bathroom has a tub which will allow for a relaxing soak in the evening with a shower over the bath for when you need to "get up and go" in the morning.



ROOM SIZES:

Hallway

Lounge/Kitchen: 19' 4" x 11' 6" (5.89m x 3.51m)

Inner Hallway

Bedroom One: 13' 6" x 13' 4" (4.11m x 4.06m)

En-suite: 5' 6" x 5' 1" (1.68m x 1.55m)

Bedroom Two: 10' 4" x 9' 8" (3.15m x 2.95m)

Bathroom: 7' 11" x 5' 6" (2.41m x 1.68m)

OUTSIDE

Private Terrace

LEASEHOLD INFORMATION:

Leasehold Years: 150 years from 1 April 2003

Service Charge: TBC

Ground Rent: TBC

Lease details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor



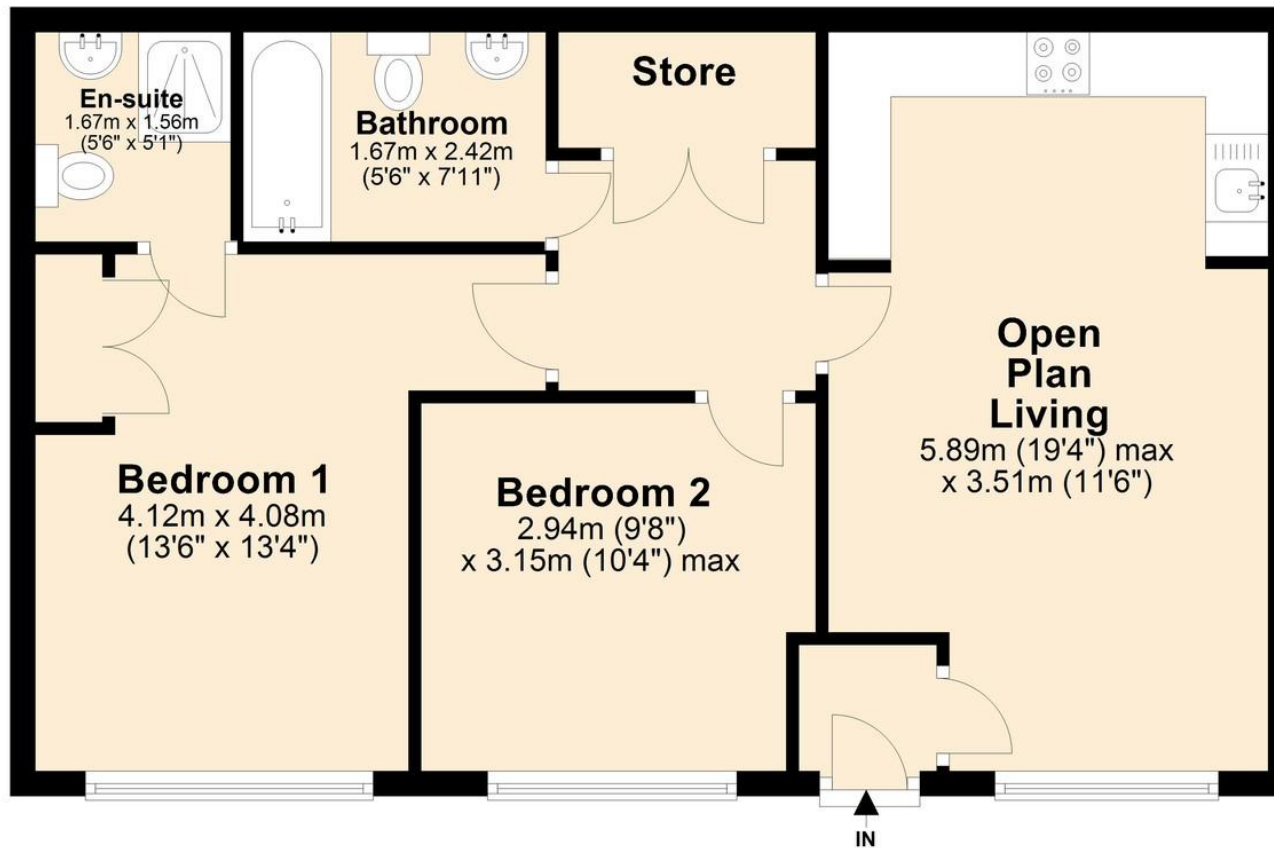
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Ground Floor



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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.