



## Gressel Lane

Tile Cross, Birmingham, B33 9UX

- A Spacious Ground Floor Maisonette Requiring Refurbishment
- Two Good Size Bedrooms
- No Upward Chain
- Extended Lease Upon Completion

**£100,000**

EPC Rating - 50

Current Council Tax Band - A







## Property Description

The property is set back behind a lawned area with a paved pathway leading to an iron gate giving access to a canopy porch with ceiling light point and further hardwood door into

## Entrance Hallway

With ceiling light point, wall mounted electric heater, laminate flooring, two storage cupboards and doors leading off to



### **Lounge/Diner**

16' 3" x 11' 2" (4.95m x 3.4m) With a UPVC double glazed window, wall mounted fire and two ceiling light points

### **Adapted Kitchen**

8' 4" x 8' (2.54m x 2.44m) Being fitted with a range of adapted low level wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Inset oven and grill, tiling to splash back areas, ceiling light point and a double glazed window



### **Bedroom One**

14' 9" x 11' (4.5m x 3.35m) With a double glazed window and ceiling light point

### **Bedroom Two**

9' 11" x 7' 9" (3.02m x 2.36m) With a double glazed window, built in wardrobe, wall mounted heater and ceiling light point





## Wet Room

8' 3" x 5' 8" (2.51m x 1.73m) Being fitted with a white suite comprising of a low level wall mounted wash hand basin and a low flush W.C. Wall mounted electric shower, non slip flooring with floor drain, tiling to full height, ceiling light point and two obscure double glazed windows

## Garage

Situated in a separate block

## Tenure

We are advised by the vendor that the property is leasehold and currently has 37 years remaining with a aground rent of £17.10 per annum, but we are advised that the lease will be extended upon completion to 999 years. We are further advised that the block is self managed, that all owners pay £30pcm service charge and that each owner holds one share in the freehold management company but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A

