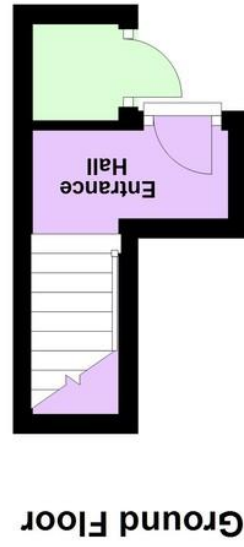
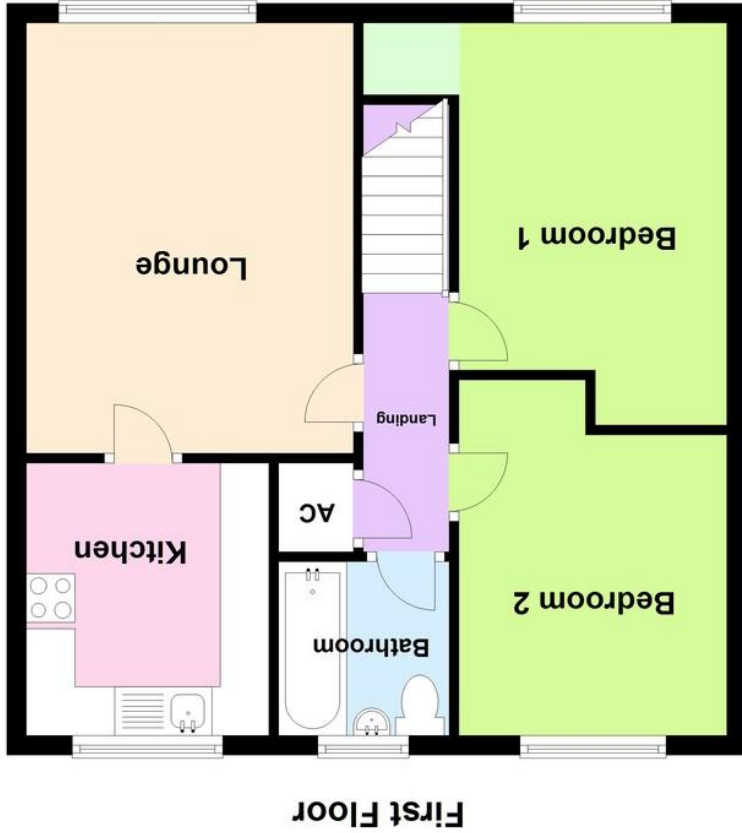
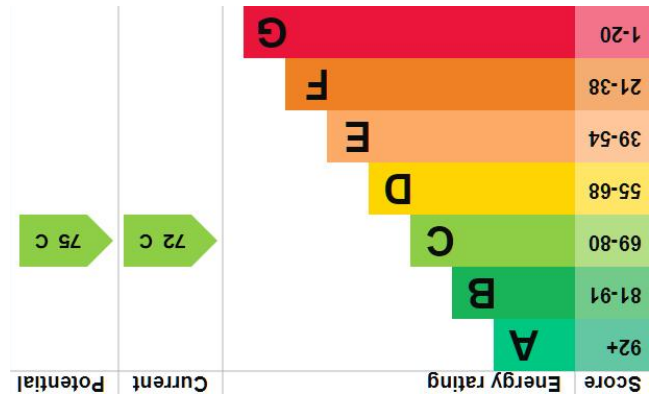


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- WELL PRESENTED FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SPACIOUS & MODERN LOUNGE
- WITHIN 0.5 MILE OF CHESTER ROAD TRAIN STATION
- BEING SOLD WITH NO ONWARDS CHAIN

Firsholm Close, Boldmere, Sutton Coldfield, B73 5HT

£165,000



## Property Description

ATTENTION FIRST-TIME BUYERS, DOWNSIZERS AND BTL INVESTORS. Early viewing is highly recommended to fully appreciate this well-presented first floor maisonette, which also benefits from NO UPWARD CHAIN. Conveniently situated for all amenities, including local shops/supermarket and the main commuter routes to Birmingham City Centre. This property will surely be in high demand - Call Green & Company to arrange your viewing!

### GROUND FLOOR

ENTRANCE HALL Wood effect laminate flooring, ceiling light and stairs to first floor

### FIRST FLOOR

LANDING Carpeted, ceiling light, power points, loft access and airing cupboard

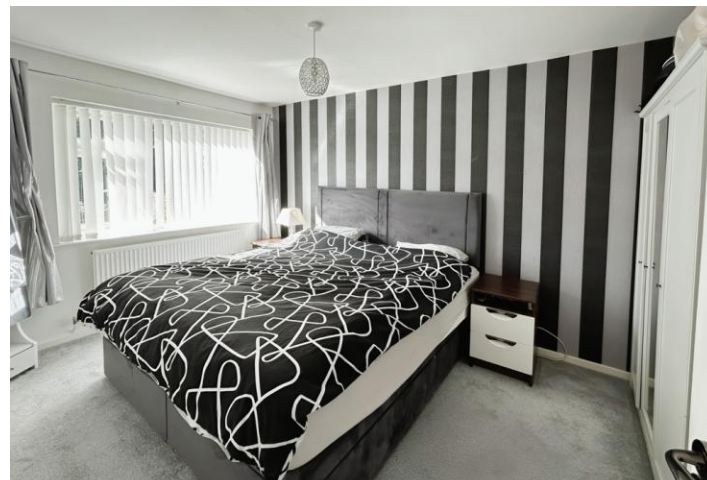
LOUNGE 15' 08" x 11' 00" (4.78m x 3.35m) Carpeted, ceiling light, central heating radiator, double glazed window to front, power points and door to kitchen

KITCHEN 8' 04" x 8' 00" (2.54m x 2.44m) Wood effect lino flooring, ceiling light, double glazed window to rear, power points, range of wall and base units, stainless steel sink and drainer, free standing oven and hob, space for fridge freezer, space and plumbing for washing machine and housing boiler.

BEDROOM ONE 11' 10" x 9' 01" (3.61m x 2.77m) Carpeted, ceiling light, double glazed window to front, central heating radiator, power points, space for free standing wardrobes and over stairs storage space.

BEDROOM TWO 10' 01" x 9' 01" (3.07m x 2.77m) Carpeted, ceiling light, double glazed window to rear, central heating radiator, space for free standing wardrobes and power points

BATHROOM 5' 10" x 5' 09" (1.78m x 1.75m) Tiled flooring, tiled walls, ceiling light, double glazed window to rear, bath with over head shower, low level wc, hand wash basin, central heating



radiator and shaving socket point.

OUTSIDE To the front of the property is allocated parking for one car, and to the rear of the property is a private garden. The property also benefits by having a garage in separate block.

GARAGE Unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 86 years remaining. Service Charge is currently running at £100 per annum and building insurance is £234 per annum. The Ground Rent is included in the charges. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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