



**Black and White**  
CLEARLY A BETTER SERVICE

68 HEMLINGFORD ROAD, BIRMINGHAM, B37 6DH  
ASKING PRICE OF £115,000







Calling all investors! this pre tenanted 3-bedroom flat is new to the market with an annual income of £9,000 this is not one to be missed.

Situated in the heart of Kinghurst the property boasts a modern kitchen and bathroom, 3 bedrooms, large lounge and a balcony.

close to local schools, shops and transport links.

#### **Ground Floor**

#### **Hallway**

Fitted laminate flooring radiator, doors to:

#### **Store Room**

UPVC double glazed window to rear, Combi boiler.

#### **Kitchen** 3.06m (10'1") x 2.26m (7'5")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with single drainer, uPVC double glazed window to rear.

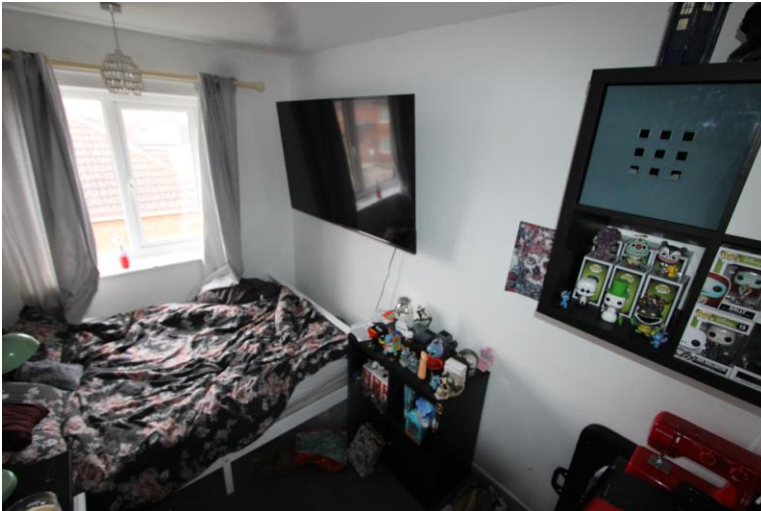




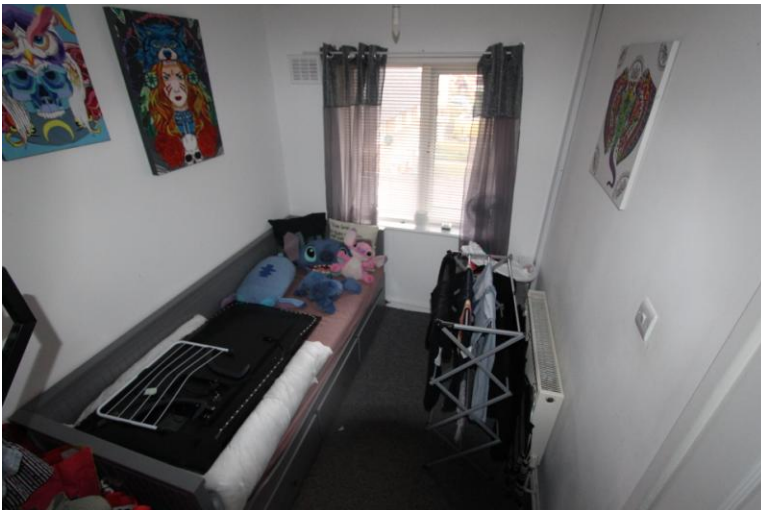
**Lounge** 5.11m (16'9") x 3.71m (12'2")  
Fitted Laminate flooring, UPVC double glazed window to front, double radiator, door to:

**Hallway**  
Fitted laminate flooring, radiator, doors to to:

**Bedroom 1** 3.16m (10'4") x 2.86m (9'5")  
UPVC double glazed window to front, double radiator and various power points.



**Bedroom 2** 3.32m (10'11") x 1.57m (5'2")  
UPVC double glazed window to rear, radiator and various power points.



**Bedroom 3** 2.86m (9'5") x 2.08m (6'10")  
UPVC double glazed window to front, Storage cupboard, radiator and various power points.

**Bathroom**  
Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear.



### Ground Floor

