

FOR SALE



Boundary Road, Erdington

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Offers In Region Of £120,000

MARTIN&CO



- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Open Plan Fitted Kitchen
- Bathroom
- Intercom Security Entry
- Allocated Parking Space
- Ideal Investment Property

Ideal investment property. Being sold with a tenant in situ of a rent of £750 pcm until May 2025

Martin & Co are pleased to offer this spacious ground floor apartment conveniently located in Erdington with intercom entry system with door leading to the communal hallway with corridor leading to the ground floor apartment. The property has an open plan lounge/diner that opens into the fitted kitchen with a range of wall and base units with electric cooker and hob, integrated fridge freezer, washing machine and dishwasher. The two bedrooms are very spacious and are accompanied by the fully tiled bathroom with three piece suite comprising bath with shower attachment, wash basin and W.C.

To the rear is a communal garden and to the front is an allocated parking space with extra visitor parking.

An internal viewing is highly recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY

LOUNGE/DINER 17' 8" x 13' 4" (5.38m x 4.06m)

KITCHEN 10' 7" x 8' 4" (3.23m x 2.54m)

BEDROOM ONE 12' 9" x 11' 3" (3.89m x 3.43m)

BEDROOM TWO 11' 1" x 8' 1" (3.38m x 2.46m)

BATHROOM 7' 10" x 6' 2" (2.39m x 1.88m)

EXTRA INFO COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold with 150 year lease from 1st July 2005. The current Service Charge is £1313.62 per 6 months subject to confirmation. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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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 for 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.

