



22 Lea Mews, Birmingham, West Midlands, B33 8JA

1 Bed Maisonette

**Offers In Excess Of £90,000**

🔑 Receptions 1

🛏 Bedrooms 1

💧 Bathrooms 1



- ONE BEDROOM
- FIRST FLOOR MAISONETTE
- CUL DE SAC LOCATION
- NO UPWARD CHAIN
- RENTAL POTENTIAL - £575PCM

- 111 YEARS ON THE LEASE
- GOOD SIZE LOUNGE
- MODERN KITCHEN
- EASY ACCESS TO MAJOR TRANSPORT LINKS
- VIDEO WALKTHROUGH AVAILABLE





## 22 Lea Mews, Birmingham, West Midlands, B33 8JA

ONE BEDROOM FIRST FLOOR MAISONETTE for sale with MODERN INTERIOR, SPACIOUS LOUNGE, SEPARATE KITCHEN and BATHROOM and BUILT-IN STORAGE AREA. Located in a quiet CUL-DE-SAC, close to LEA HALL TRAIN STATION and MAJOR TRANSPORT LINKS. Ideal for first-time buyers or investors AND AVAILABLE WITH NO UPWARD CHAIN! Call Ferndown Estates today to book a viewing!

### Overview & Approach



Lea Mews is a cul-de sac located off Lea Hall Road and is situated in East Birmingham (B33).

The area of Lea Hall is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself is within walking distance to bus stops, local shops, and train station, which connects to Birmingham International and Birmingham New Street.

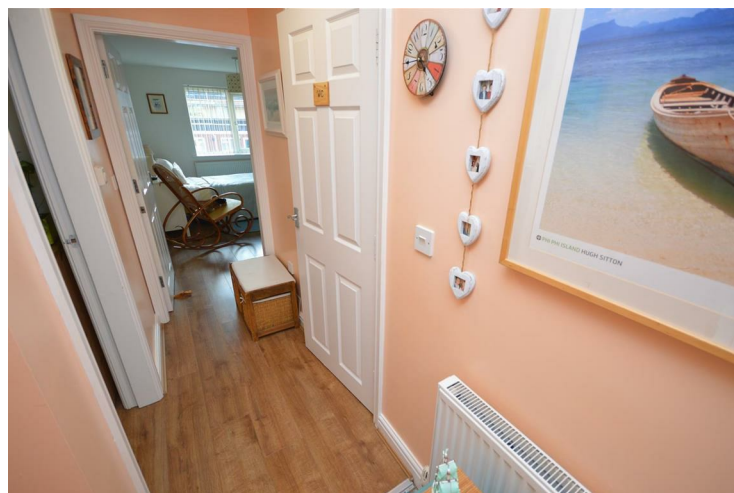
Lea Mews is a one bedroom first floor maisonette approached via its own front door leading into entrance hallway.

### Front Door Entrance



Laminate flooring with stairs rising to the first floor.

### Hallway



Laminate flooring with gas central heating radiator, ceiling light point, loft access and doors leading into the lounge, the bedroom and the bathroom.

### Lounge



Overlooking the front of the property with ceiling light point, laminate flooring, gas central heating radiator and archway leading into the kitchen area.



### Bedroom



### Kitchen



Overlooking the front of the property with ceiling light point, laminate flooring and gas central heating radiator. Comprising matching wall and base units with work surfaces and splash back tiles above. Built-in oven with four gas burner hob and extractor above, plumbing for washing machine, stainless steel sink and drainer unit. One of the cupboards houses the boiler.

Overlooking the side of the property with ceiling light point, laminate flooring, gas central heating radiator and a built-in, large storage area.





## Bathroom



Overlooking the rear of the property with ceiling light point, vinyl flooring and a gas central heating radiator. Comprising a low level WC, pedestal wash hand basin and paneled bath with shower off a mixer tap.

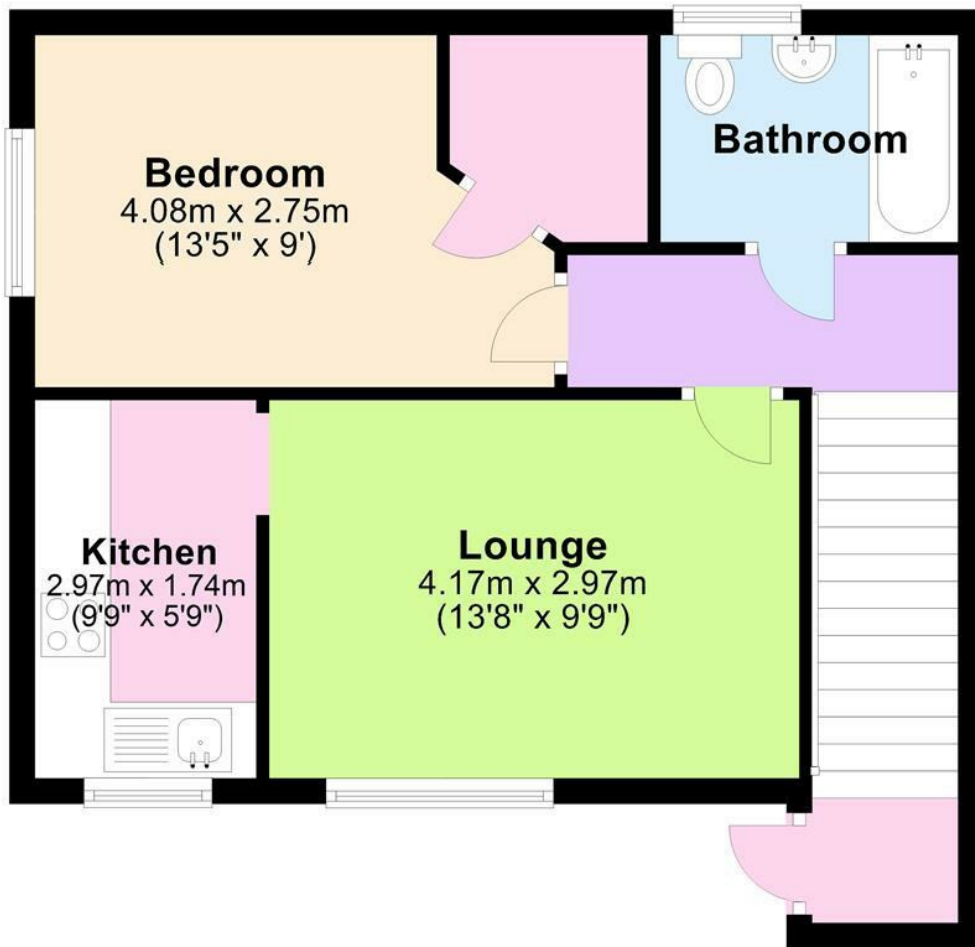
## Additional Information

This is a leasehold property with 111 years on the lease.

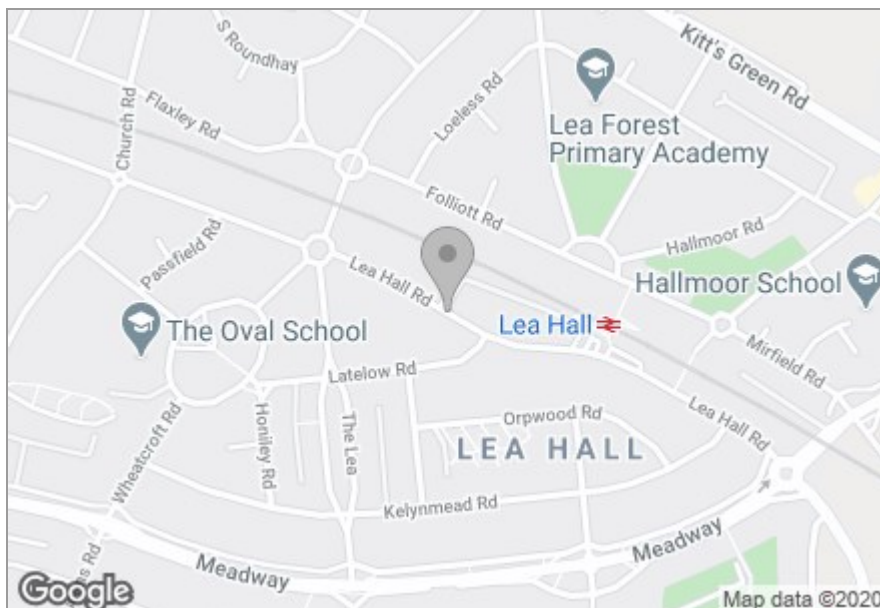
# Lea Mews

## First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 43.6 sq. metres (468.9 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		