



21 Lundy View, Birmingham, West Midlands, B36 0LY

2 Bed Flat

**£85,000**

1 Receptions 1

2 Bedrooms 2

1 Bathrooms 1



- FIRST FLOOR MEWS FLAT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMMENITIES

- NO UPWARD CHAIN
- 93 YEARS LEASE REMAINING
- RENTAL £625-£650
- SEPARATE WC/ SHOWER ROOM
- PROPERTY VIDEO TOUR AVAILABLE



# 21 Lundy View, Birmingham, West Midlands, B36 0LY

TWO BEDROOM FIRST FLOOR MEWS FLAT with NO UPWARD CHAIN, situated above garages in a residential location within Smiths Wood. The property benefits from a MODERN FITTED KITCHEN, GENEROUS SIZED LOUNGE, SEPARATE WC/ SHOWER ROOM AND PRIVATE GARDEN TO THE REAR. In need of some modernisation, this property is the perfect INVESTMENT PURCHASE.

## Overview & Approach



Lundy View is a two bedroom mews flat, located off Auckland Drive in Smiths Wood, North Solihull and is ideally positioned for families keen to be within catchment for several local schools and to be within a short distance of the nearby amenities in Castle Bromwich.

Smiths Wood is easily accessible to train stations in nearby Marston Green and Birmingham International, which offer regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (4 minutes).

Approached via a communal door leading into a shared entrance hallway, stairs rising to the first floor and a front door leading into entrance hallway

## Entrance Hallway



Includes a ceiling light and radiator point and three cupboards housing the consumer unit, boiler and storage space. Doors leading off to the:

## Lounge



Overlooking the front of the property with a ceiling light and radiator point and featured fireplace .

**Lounge**



**Bedroom One**



**Kitchen**



Overlooking the rear of the property with a ceiling light point, the Kitchen offers a modern finish with matching wall and base units, work surfaces and splash back tiles. Also includes a stainless steel sink, built in oven and induction hob with extractor above, and integrated fridge, freezer, washing machine and tumble dryer. There is a small breakfast bar with space for two chairs, a storage cupboard and tiled flooring,

Overlooking the front of the property with a ceiling light and radiator point and fitted wardrobes with head storage.

**Bedroom Two**



Overlooking the rear of the property with a ceiling light and radiator point and two built in storage cupboards.



### Separate WC

Overlooking the rear of the property with a ceiling light point, low level WC and tiled flooring.

### Shower Room



Overlooking the rear of the property with a ceiling light point, shower cubicle with electric shower, pedestal wash hand basin and tiled flooring.

### Rear Garden



The property benefits from a private garden to the rear with a communal door leading to other gardens.

### Additional Information

Tenure: Leasehold

We are advised by the vendor that the property is leasehold with approx 93 years remaining on the lease, a service charge of approx. £236 per annum £10 per annum ground rent, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

# Lundy View



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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