



## 27 Lordswood Square Lordswood Road, Birmingham, B17 9BS

### Asking Price £89,950

Hadleigh Estate Agents are delighted to offer this fantastic ground floor one bedroom flat for sale. Located within Lordswood Square the property offers excellent transport links to Birmingham University, Queen Elizabeth Hospital and also nearby Harborne High Street. Offering an array of bars, restaurants and shops.

The property briefly comprises, entrance hallway, spacious open plan living room and kitchen, double bedroom and bathroom.

Please note, cash buyers only due to lease length remaining. No upward chain.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold  
Lease Length - 48 Years Remaining Approx  
Service Charge - £1,400.00 PA  
Ground Rent - £10.00 PA  
EPC - C  
Council Tax Band - B

### Entrance Hallway

Laminate flooring, ceiling light point, intercom system and gas central heating radiator.

### Kitchen Lounge Diner



Laminate flooring, ceiling wall lights and spotlights, dual aspect windows to front and rear elevation. Two radiators, a range of base and wall units, along with plumbing for washing machine.

### Bedroom



Double glazed window to front elevation, laminate flooring, wall lights, gas central heating radiator.

### Bathroom



Tiled floors and walls, electric shower over bath,

radiator, low level flush WC, hand wash basin and obscure double glazed window.

### General Information

We have been advised that the lease remaining is 44 years.

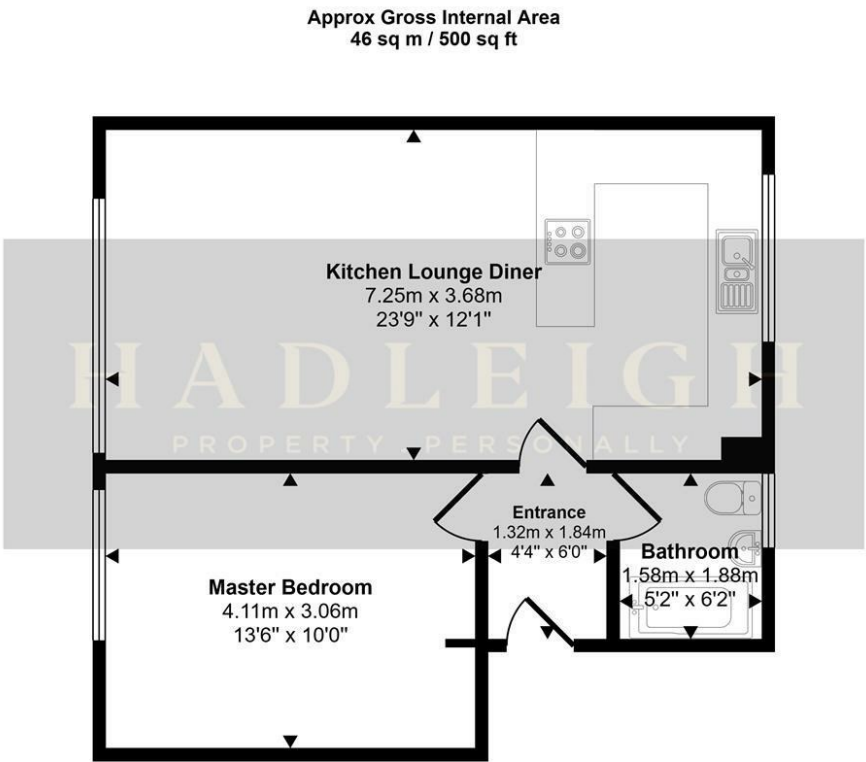
The service charge is approx £1400 per annum.

Peppercorn ground rent.

We have been advised these are approximate figures and should be confirmed with your solicitor. Hadleigh Estate Agents will not be held liable for any discrepancies.



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

