



Flat 3 Tudor Eaves 53-55 Harborne Park Road, Birmingham, B17 0DE

**Asking Price £95,000**

Hadleigh Estate Agents are delighted to offer this ground floor studio flat available to purchase with no upward chain. Offering move in ready accommodation the property would make a fantastic investment purchase or first time buy.

In brief the property boasts residents parking, being located on the ground floor with own private front door access. The spacious lounge and bedroom area leads to a fitted kitchen, with ample storage cupboards throughout and a shower room. Benefitting from a long lease and excellent location.

## Lounge/ Bedroom



Spacious and modern room offering neutral décor, double glazed window and front door. Electric heater, two ceiling light points and access to hallway cupboards.

## Kitchen



Fitted kitchen with a range of base and wall units, plumbing for washing machine and undercounter space for fridge. Integrated oven with extractor over. Partially tiled splashbacks, internal storage cupboard, double glazed window, ceiling light point and electric heater.

## Shower Room



Low level flush WC, hand wash basin with tiled splashback. Extractor fan and ceiling light point.

## General Information

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

Length Of Lease - 146 Years - The lease is extended to 23 December 2171

Service Charge - Half yearly service charge: £504.69, to include buildings insurance.

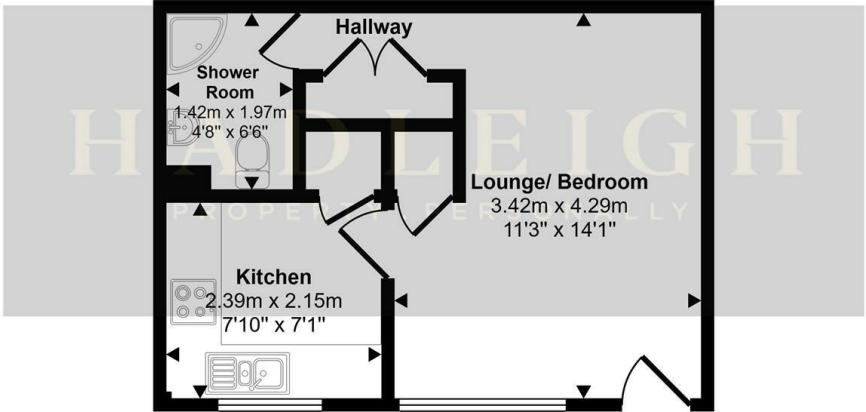
Ground Rent - Peppercorn

EPC - D

Council Tax Band - A

Floor Plan

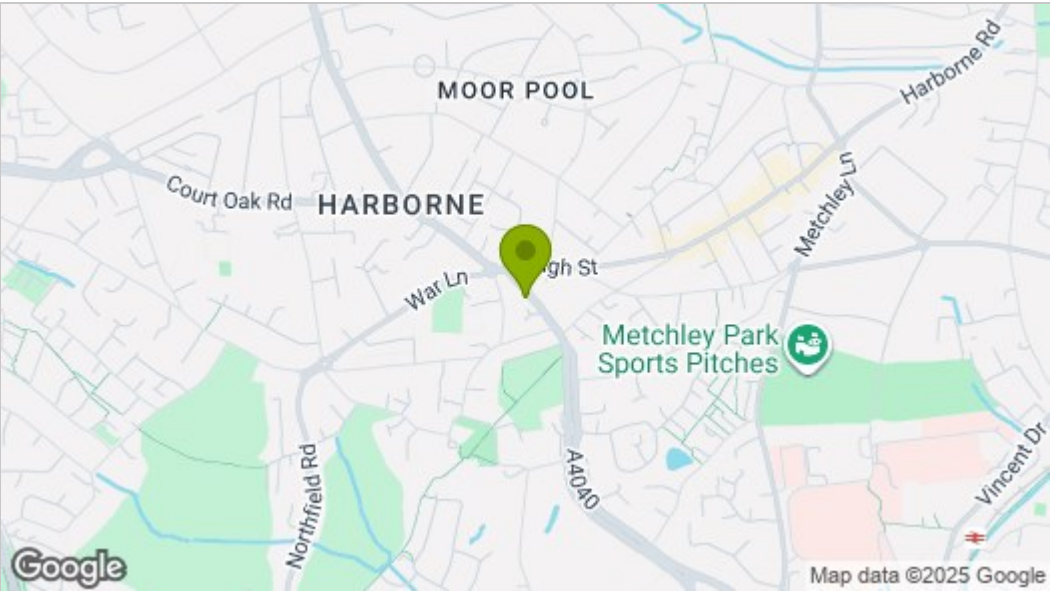
Approx Gross Internal Area  
26 sq m / 275 sq ft



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

