



Prestwick Road, Birmingham B35 6PG

welcome to

Prestwick Road, Birmingham

****REFURBISHED SECOND FLOOR FLAT**LARGE LOUNGE**REFITTED KITCHEN**TWO BEDROOMS**REFITTED SHOWER ROOM**LONG LEASE**VIEWING RECOMMENDED**LOW SERVICE CHARGE****



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Two ceiling light points, radiator, tiled floor, built in cupboard and security intercom.

Lounge

Two double-glazed windows to rear, radiator, coving, two ceiling light points and door to kitchen.

Kitchen

Double-glazed window to front, ceiling light point two built in cupboards, cupboards, drawer and base units, roll top work surface, stainless steel sink and drainer, hob and double oven, plumbing for washing machine, wall mounted central heating boiler.

Shower Room

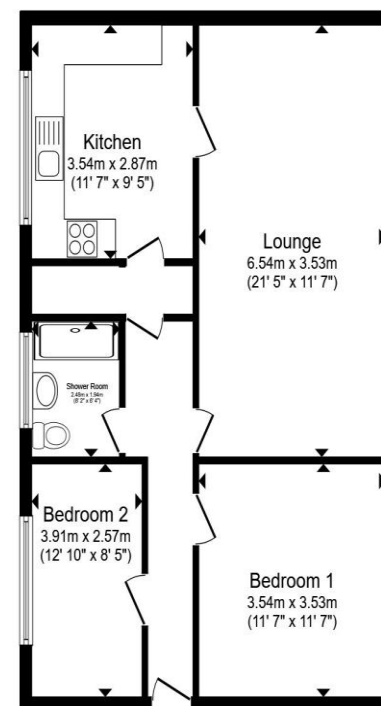
Double-glazed window to front, ceiling light point, walk in shower, low level w.c., vanity sink, tiled walls and floor.

Bedroom One

Double-glazed window to rear, ceiling light point, radiator and built in wardrobes.

Bedroom Two

Double-glazed window to front, radiator and ceiling light point.



Total floor area 66.1 m² (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Prestwick Road, Birmingham

- LARGER STYLE SECOND FLOOR FLAT
- TWO BEDROOMS
- LARGE LOUNGE
- RE FITTED KITCHEN
- RE FITTED SHOWER ROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 500.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1967.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112313 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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