

For Sale

offers over **£135,000**



Paxton Road Birmingham B18 5QU

This modern TWO bedroom maisonette.
Located within close proximity to Birmingham City Centre.
Call us now to book viewings on 0121 420 3611

Paxton Road Birmingham B18 5QU

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed window to front aspect, wood laminate flooring, ceiling light point and radiator.

Kitchen/ Diner

14' 11" x 10' 2" (4.55m x 3.10m)

Double glazed window to rear aspect, fitted kitchen with range of wall and base units, sink with drainer and mixer tap, plumbing for washing machine, breakfast bar, central heating boiler, two ceiling light points and radiator. With part tiled part carpeted floor.

Bedroom One 12' X 8' 10"

12' x 8' 10" (3.66m x 2.69m)

Double glazed window to front aspect, wood laminate flooring, ceiling light point and radiator.

Bedroom Two

14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

Bathroom

Double glazed window to rear aspect, corner bath, vanity style hand wash basin, W.C, lino flooring, ceiling light point and radiator.

Agent Notes

Please note that an AML fee of £80 inc VAT 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.







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.focalagent.com

To view this property please contact Connells on

T 0121 420 3611
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122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA311355 - 0010

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/BEA311355

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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