



humberstones
homes

FLAT 7 PORTLAND COURT, 35 PORTLAND ROAD, EDGBASTON, BIRMINGHAM, B16 9HS
£160,000





DESCRIPTION

Very conveniently situated for FIVE WAYS and BIRMINGHAM City Centre, This is an extremely spacious 2 bedroom top floor flat within this popular location . The flat is approached via a communal entrance and stairs, leading to the following accommodation :- Entrance hall, spacious open plan lounge with fitted kitchen area (having integral oven/hob). 2 good sized bedrooms and bathroom. Outside is a car parking space and pleasant communal garden. Double glazed, electric heating. Council Tax Band C. EPC rating C.

Communal Entrance

With staircase leading to all floors.

Entrance Hall 16' 3"(max) x 15' 2"(max) (4.95m x 4.62m)

Built in storage cupboard and doors off to :-

Open Plan Lounge/Fitted Kitchen Area 16' 3"(max) x 15' 2"(max) (4.95m x 4.62m)

Comprising :-

Lounge Area

Double glazed window to the rear providing pleasant outlook, electric heater and laminated style floor.

Fitted Kitchen Area

Base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer and built in storage cupboard.

Bedroom One 13' 10"(max) x 13' 9"(max) (4.21m x 4.19m)

Skylight to the rear and electric heater.

Bedroom Two 9' 1" x 7' 1" (2.77m x 2.16m)

Double glazed window to the rear providing pleasant outlook. Electric heater.

Bathroom 9' 0" x 5' 1" (2.74m x 1.55m)

Double glazed window to the rear, electric heated towel rail and suite comprising :- Wash handbasin, low level flush wc, bath with shower over and complimentary tiling to the walls.

Parking

Resident parking space available

Garden

The residents have the use of a pleasant communal garden area.

Tenure

The agents are advised that the property is Leasehold and are advised the term is 999 years from 1 January 2005 (therefore currently approx 982 years currently remaining). The agents are also advised there is a current service charge of approx £1620 per anum. The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.

Property Related Services

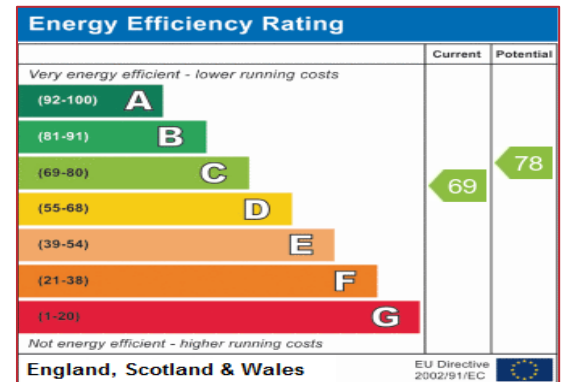
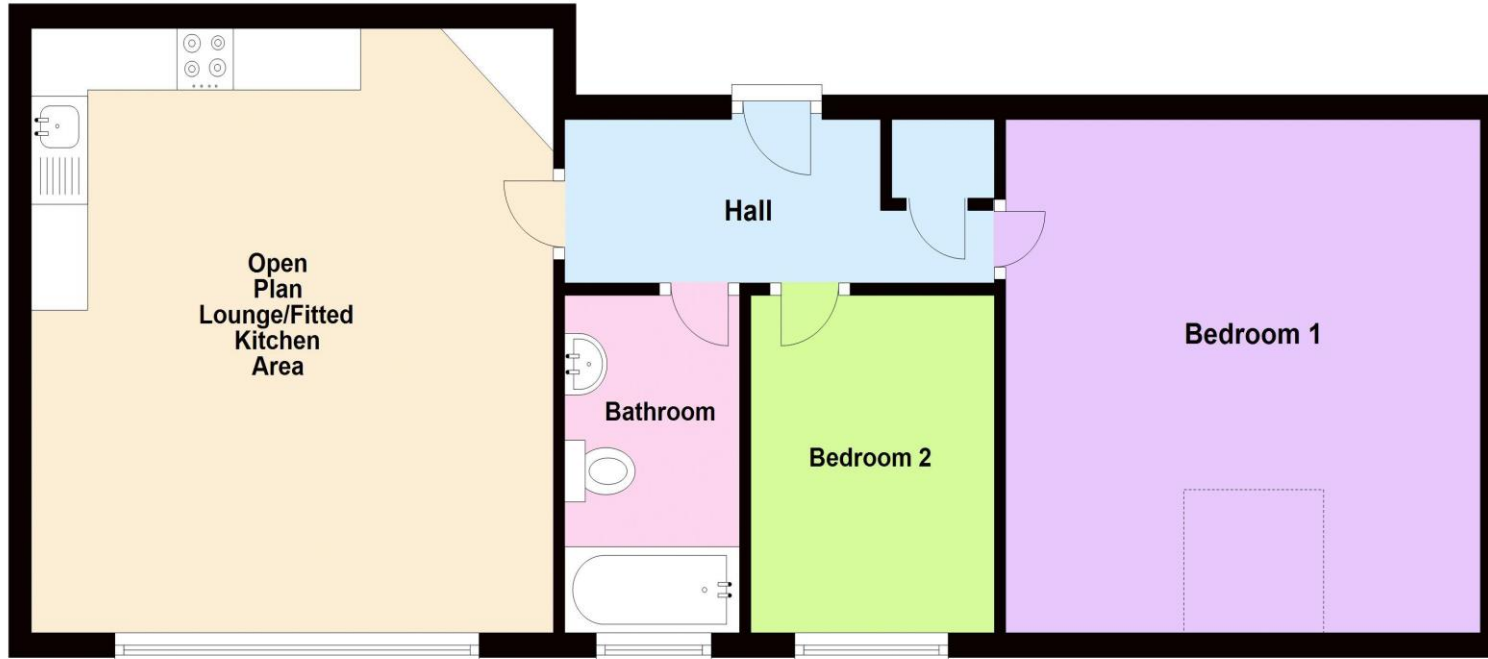
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Tenure



Top Floor



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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