

humberstones homes

FLAT 4, 62, STANMORE ROAD, EDGBASTON, BIRMINGHAM, B16 9TB **£150,000** 











#### LOCATION

Stanmore Road can be found just off the Hagley Road in Edgbaston giving excellent access into Birmingham City Centre.

## **DESCRIPTION**

This top floor flat comes part furnished & is available from end of January. It comprises of a communal entrance hall leading to Flat 4. In Flat 4 there is a hallway, lounge, kitchen diner, bathroom & 2 double bedrooms. There is also a door leading to stairs down to the rear garden, The property benefits from gas central heating & UPVC double glazing. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: C

Communal entrance hall with stairs to the first floor & door to Flat 4

# Front door of Flat 4

Having stairs to the hallway. Halfway up the stairs is a small landing with a door that leads to an outside staircase so that tenants have use of the enclosed rear garden.

# **Hallway**

Double panel radiator, pendent ceiling light, doors to lounge, kitchen diner & both bedrooms

# Lounge 20' 6" x 15' 2" (6.24m x 4.62m)

Front facing, double panel radiator, pendent ceiling light

# Kitchen Diner 18' 8" max x 16' 6" max L-shaped (5.69m x 5.03m)

Rear facing, one & half bowl sink unit, built in oven, 5 ring gas hob & stainless steel cooker hood over, plumbing for washing machine, floor & wall mounted units, fridge freezer, double panel radiator, ceiling light, door to bathroom

#### **Bathroom**

Side facing, fitted with a white suite, panel bath with Mira shower & shower screen to side, WC, wash hand basin with cupboard below, fully tiled walls, tiled flooring, heated towel rail/radiator, ceiling light

# Bedroom One 17' 5" x 14' 1" max chimney recess (5.30m x 4.29m)

Front facing, single panel radiator, pendent ceiling light

# Bedroom Two 15' 4" x 14' 5" (4.67m x 4.39m)

Rear facing, double panel radiator, pendent ceiling light

#### Rear Garden

To the rear is a communal enclosed garden.

## **Tenure - Lease Details**

The property is leasehold and according to the seller, there are approximately 995 years left on the lease. There is no ground rent, and the annual service charge last year was £840.00. All lease details must be verified by a buyer's solicitor as the agent has not seen sight of the lease.

## **Property Related Services**

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.







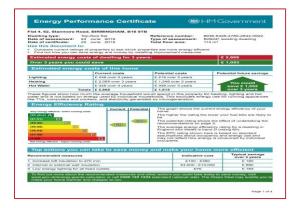












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