

# ENGLANDS



75 Stockdale Place

Edgbaston, Birmingham, B15 3XH

£189,950





## PROPERTY DESCRIPTION

A well presented ground floor flat well situated in delightful tree-lined landscaped grounds. Central heating and double glazing as specified, hall with cloaks/store, fitted kitchen, lounge/dining room, inner hall, two bedrooms with wardrobes, fitted bathroom with shower, separate WC, garage and extended lease.

Stockdale place is conveniently situated just off Westfield Road and Hagley Road. It is readily accessible to the Queen Elizabeth Medical Centre the University of Birmingham and Harborne leisure Centre as well as excellent amenities around Harborne High Street and regular transport services on Hagley Road and in Harborne leading through to comprehensive city centre leisure entertainment and shopping facilities.

The property itself is situated on the ground floor of this low rise purpose-built block, set in maintained and extensive landscaped grounds with lawns, trees, borders, some communal parking facilities and allocated garages.

Approach is via a communal entrance hall with security answerphone system.

An internal inspection is recommended to fully appreciate this well-presented accommodation. Comprising in more detail:



Tel: 01214271974



## RECEPTION HALL

Having entrance door with spy hole, security answerphone, tiled flooring and storage cupboard.

## KITCHEN

3.93m max x 3.53m max (12'10" max x 11'6" max)

Having radiator, UPVC double glazed window, Hotpoint electric oven with ceramic hob and extractor fan over, single bowl sink drainer with mixer tap over, two ceiling light points, tiled flooring, a range of wall and base units with worktop over, partial tiling to walls and cupboard housing Worcester gas combi boiler. White goods such as dishwasher, washing machine and fridge freezer are included.

## LOUNGE/DINING ROOM

6.56m max x 3.52m max (21'6" max x 11'6" max)

Having radiator, two ceiling light points, coving to ceiling, UPVC double glazed windows and French door opening to the landscaped grounds.

Door leading into:

## INNER HALL

Having recessed ceiling spotlight and built-in storage cupboard.

## BEDROOM ONE

4.08m max x 3.53m max (13'4" max x 11'6" max)

Having radiator, ceiling light point, UPVC double glazed window and built-in wardrobes.

## BEDROOM TWO

3.55m max x 2.74m max (11'7" max x 8'11" max)

Having radiator, ceiling light point, UPVC double glazed window and built-in wardrobe.

## BATHROOM

Having tiled flooring, UPVC obscured double glazed window, towel rail, tiled panelled bathtub, pedestal hand wash basin, ceiling light point and wall mounted electric shower.

## SEPARATE WC

Having low flush WC, tiled flooring, ceiling light point, UPVC obscured double glazed window and partial tiling to walls.

## OUTSIDE

Garage in a separate block.

## ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: We are advised the property is leasehold and has 130 years remaining with a service charge of £3,300.96 per annum.



# ENGLANDS

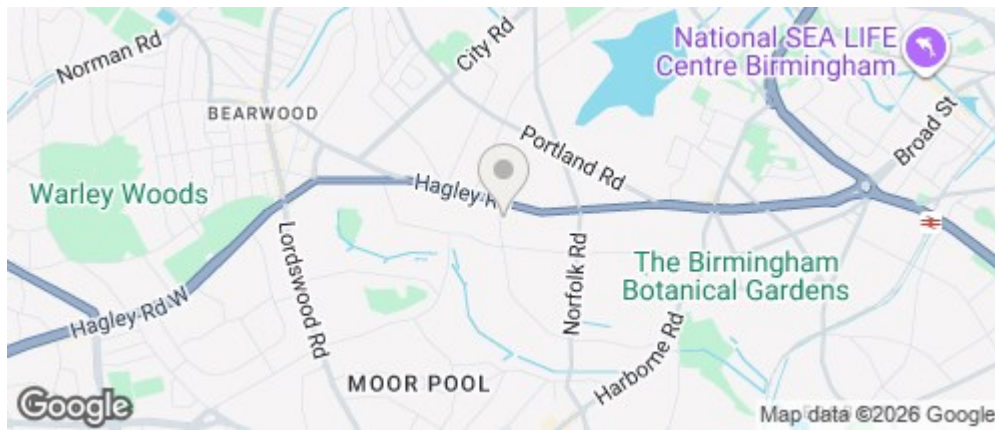




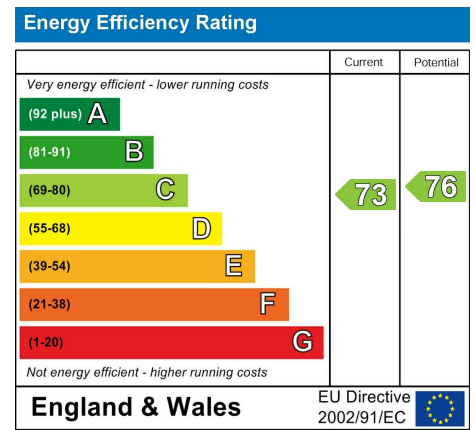
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.