

# ENGLANDS



18 Pakenham Road

Edgbaston, Birmingham, B15 2NE

£120,000





## PROPERTY DESCRIPTION

Ground floor apartment located in this purpose-built low rise development. Set in a quiet road and surrounded by greenery and well-maintained communal gardens, this property has the benefit of resident's parking, dual aspect sitting room partly open plan to kitchen, double bedroom, bathroom, secondary glazing and electric heating. Extended lease.

Pakenham Road, Edgbaston runs between Wheelays Road and Charlotte Road and is very well-located for many locations including the University of Birmingham, Queen Elizabeth Hospital, Birmingham City Centre, Edgbaston Village as well as Harborne.





Entrance door leads into communal hallway. The entrance to number 18 is on the ground floor.

#### HALLWAY

Having wood style flooring, security answerphone and ceiling light point.

#### SITTING ROOM

3.68m max x 2.87m max (12'0" max x 9'4" max)

Having two windows with secondary glazing, wood-style flooring, wall-mounted electric heater, coving to ceiling, ceiling light point and partly open plan kitchen.

#### KITCHEN

2.92m max x 1.33m max (9'6" max x 4'4" max)

Having breakfast bar area and being open to the lounge, window with secondary glazing, one and a half bowl composite sink drainer with mixer tap over, laminate work surfaces, tiled floor, a range of matching wall and base units, appliance spaces and plumbing for washing machine.

#### DOUBLE BEDROOM

2.7m max x 2.38m max (8'10" max x 7'9" max)

Having window with secondary glazing overlooking the grounds, wood-style flooring, wall-mounted electric heater and ceiling light point.

#### BATHROOM

Having panelled bath with wall-mounted electric shower over and folding side screen, part complementary tiling to walls, pedestal wash handbasin, low flush WC, tiled floor, extractor fan, wall-mounted electric fan heater and airing cupboard housing the hot water tank.

#### OUTSIDE

Residents parking and communal gardens including lawn and established plants.

#### ADDITIONAL INFORMATION

TENURE: Leasehold. 135 years remaining. Annual service charge payable of £764.51 per half year.

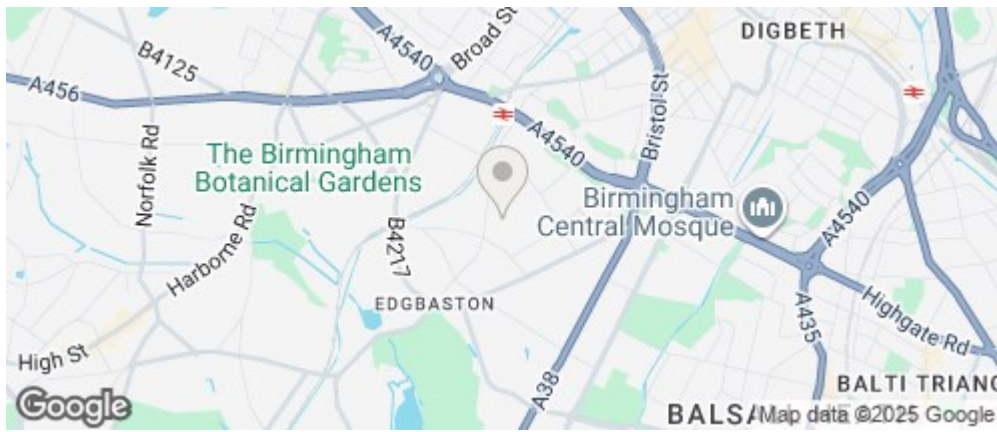
COUNCIL TAX BAND: A



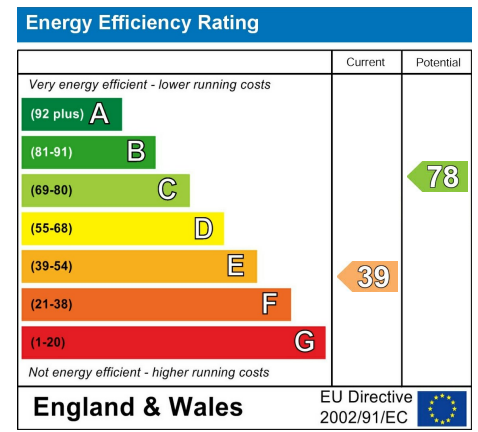
# ENGLANDS



## 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.