

# ENGLANDS



21 Gildown Place

Edgbaston, Birmingham, B15 2LR

£175,000







## PROPERTY DESCRIPTION

Set in the popular Edgbaston area, this ground floor apartment benefits from a private entry, two bedrooms, living room, bathroom and kitchen, as well as residents parking. The property includes Fischer heating system, double glazing and XXX lease. No chain.

Giltdown Place is a cul de sac which leads off Wheelleys Road, between St James Road and Carpenter Road. The location offers easy access to the University of Birmingham, Queen Elizabeth Hospital, Edgbaston Village and Harborne. There is also regular transport services to further comprehensive City Centre with leisure, entertainment and shopping facilities, with Five Ways train station being just a short distance away.

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:







## HALLWAY

Having two ceiling light points, electric heater and built in storage cupboard.

## LIVING ROOM

3.17m max x 3.84m max (10'4" max x 12'7" max)

Having ceiling light point, two UPVC double glazed windows, coving to ceiling, electric fire plus further electric heater.

## BEDROOM ONE

3.87m max x 2.78m max (12'8" max x 9'1" max)

Having ceiling light point, UPVC double glazed window, coving to ceiling, built in wardrobe and electric heater.

## BEDROOM TWO

2.97m max x 2.39m max (9'8" max x 7'10" max)

Having ceiling light point, UPVC double glazed window, coving to ceiling and electric heater.

## KITCHEN

2.95m max x 2.39m max (9'8" max x 7'10" max)

Having tile effect vinyl flooring, ceiling strip lighting, a range of wall and base units with worktop over, electric oven with electric hob and extractor fan over, 1 1/2 sink drainer with mixer tap over, partial tiling to walls, UPVC double glazed window, plumbing for washing machine and electric heater.

## BATHROOM

Having tiled flooring and walls, panelled bathtub with wall mounted electric shower, extractor fan, ceiling light point, wall mounted heater, pedestal hand wash basin, low flush WC and airing cupboard housing water tank.

## ADDITIONAL INFORMATION

Tenure: We are advised the property is leasehold with 135 years remaining (188 years from 29th September 1972) and a service charge of £1,144.38 per annum.

Council tax band: C

Fischer heating system utilising a wireless intelligent room temperature control system that detects the heating requirements of each room and adjusts to suit by controlling the charge to the storage element.



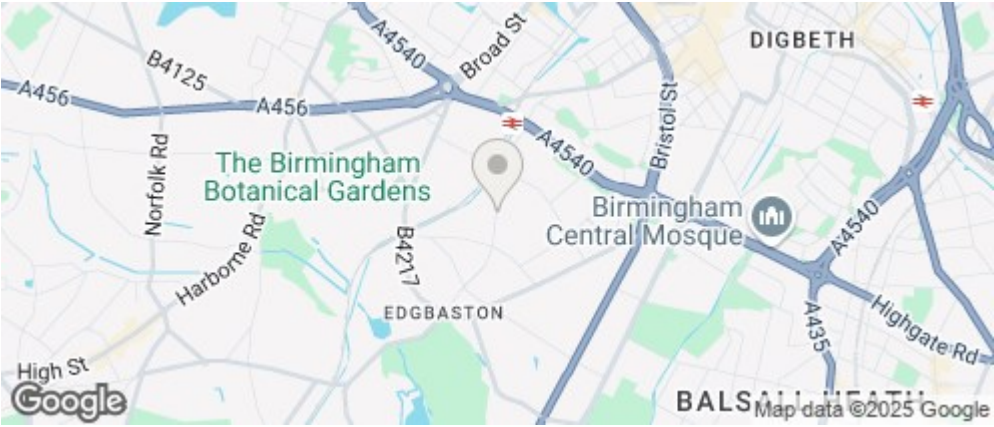


# ENGLANDS

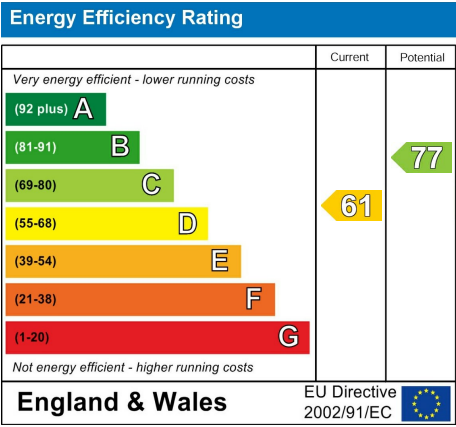




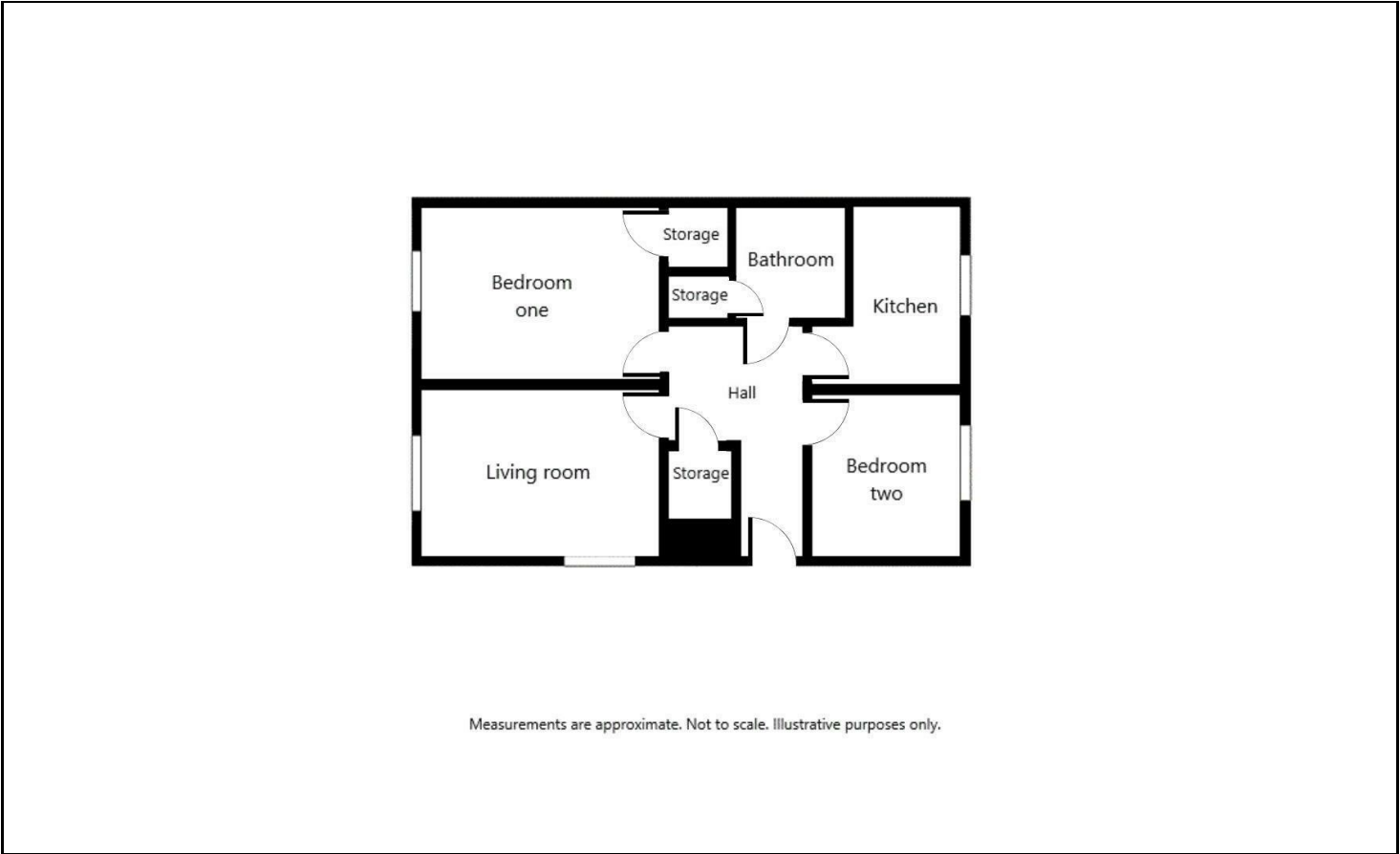
ROAD MAP



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