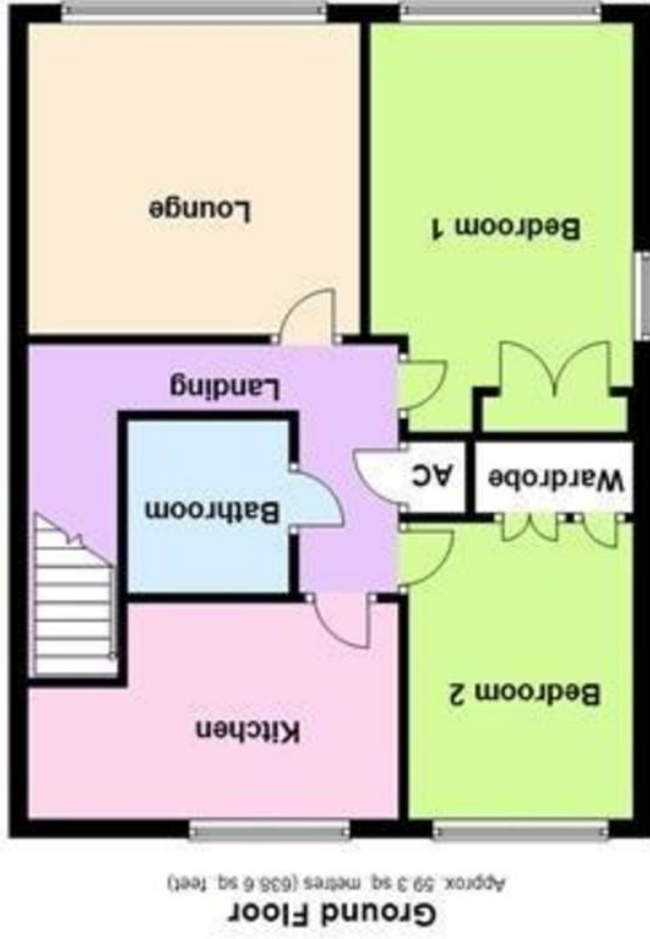


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 59.3 sq. metres (638.6 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanIt



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	79 C
81-91	B		
92+	A		

Castle Bromwich | 0121 241 1100

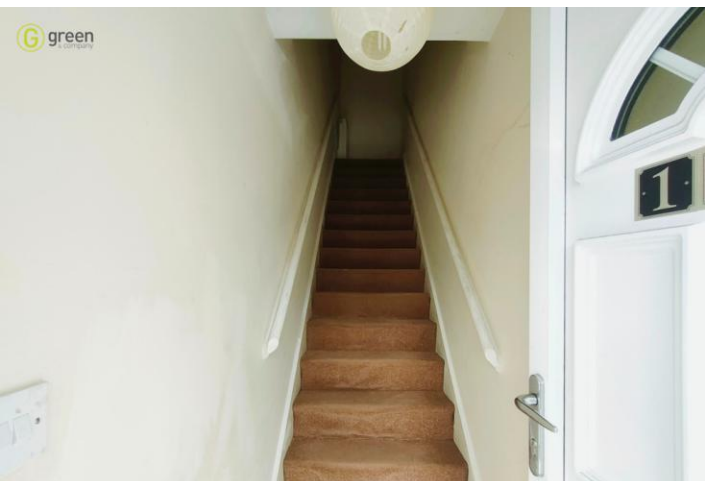
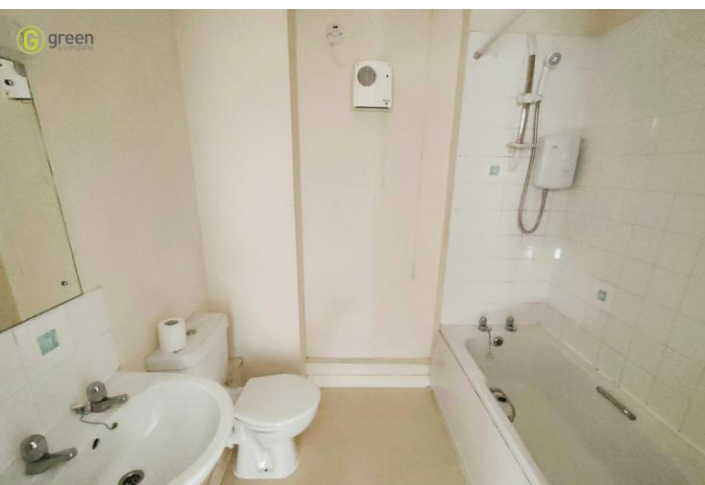


- IDEAL FIRST TIME BUYER HOME
- IDEAL INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- COMMUNAL GARDEN



Crossfield Road, Birmingham, B33 9QB

£120,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Fantastic opportunity if you are a first time buyer, investor or simply looking to downsize to this spacious two bedroom first floor apartment overlooking the rear communal garden. Fully electric with storage heaters and fitted wardrobes to both bedrooms, generous kitchen, bathroom and spacious lounge really does offer an ideal home. DO NOT MISS OUT ON THIS PROPERTY. Call Green and Company to arrange your viewing.

Communal parking is to the fore of the property with private front door and stairs to landing area with loft access and storage heater, also offering airing cupboard with water tank and shelving.

LOUNGE 12' 5" x 12' 2" (3.78m x 3.71m) With window and views of garden to rear of property, blind and two storage heaters.

KITCHEN 13' 6" x 8' 11" (4.11m x 2.72m) Offering vinyl flooring, window to front, blinds, splashback tiling, wood effect units, plumbing for washing machine, integrated oven, electric hob and spotlighting.

BEDROOM ONE 15' x 9' 7" (4.57m x 2.92m) With window to rear overlooking communal garden, blinds, fitted wardrobe, storage heater and opaque window to side.

BEDROOM TWO 10' 10" x 8' 3" (3.3m x 2.51m) With window to front, blind, storage heater and fitted wardrobe.

BATHROOM With vinyl flooring, WC, sink, bath, electric shower, extractor, wall heater and tiling to bath area.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload

speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 108 years remaining. Service Charge is currently running at £1212.50 per annum and is reviewed TBC. The Ground Rent is currently running at £75.00 per annum and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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