smarthomes

Lakedown Close

Druids Heath, Birmingham

- A Spacious Two Double Bedroom First Floor Maisonette
- Breakfast Kitchen
- Spacious Lounge
- Family Bathroom
- West Facing Rear Garden
- No Upward Chain

£95,000

Current EPC Rating – D

Current Council Tax Band - A

Property Description

CASH BUYERS ONLY

A spacious first floor maisonette benefiting from no upward chain and offering accommodation comprising a spacious lounge, breakfast kitchen, two double bedrooms, family bathroom and a West facing rear garden

Rooms & Measurements

Spacious Lounge to Front 4.8m x 3.3m (15'8" x 10'9")

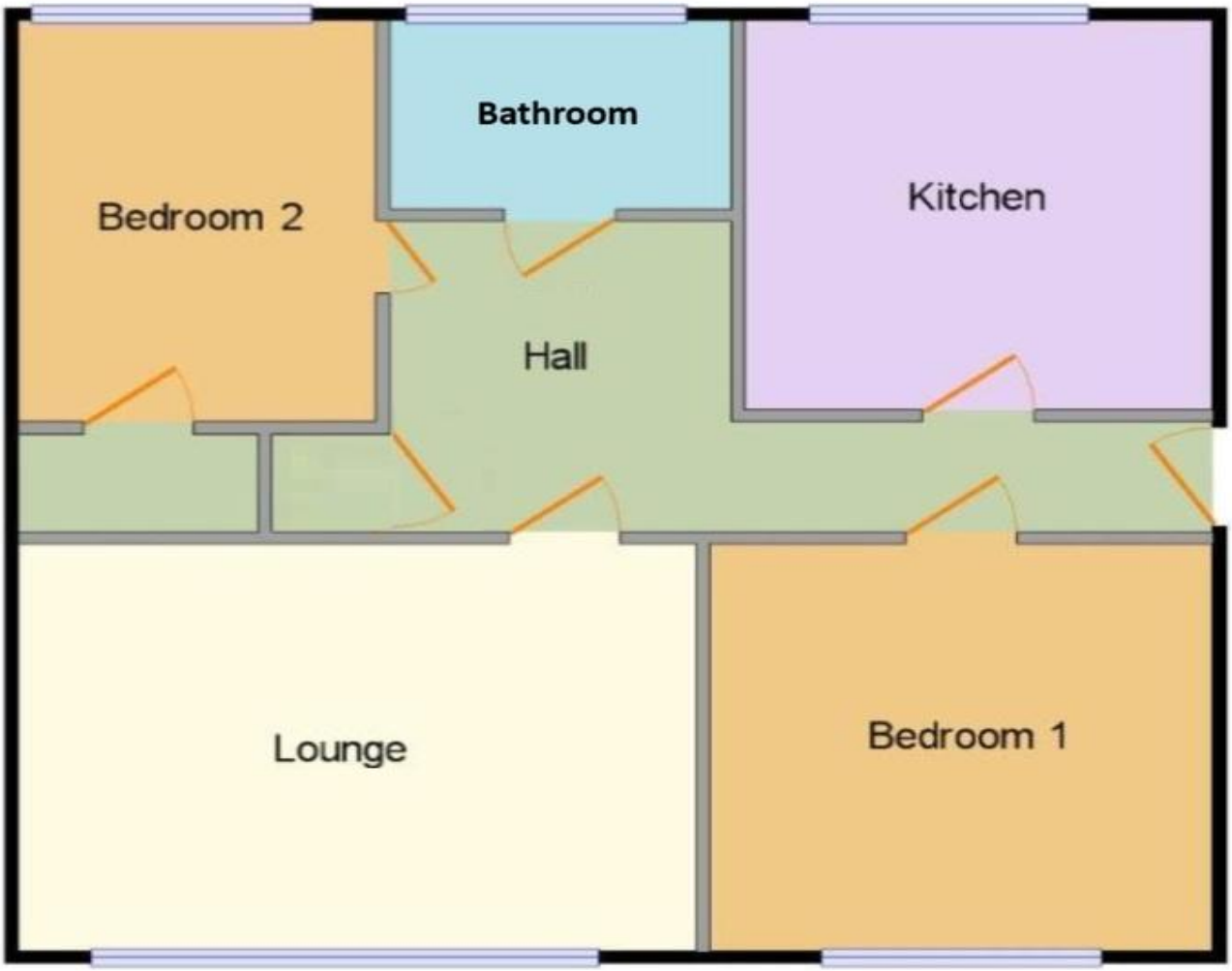
Breakfast Kitchen to Rear 3.2m x 2.4m (10'5" x 7'10")

Bedroom One to Front 3.5m x 3.3m (11'5" x 10'9")

Bedroom Two to Rear 3.4m x 2.3m (11'1" x 7'6")

Family Bathroom to Rear 2.2m x 1.5m (7'2" x 4'11")

Tenure
We are advised by the vendor that the property is leasehold with approx. 89 years remaining on the lease, a service charge of approx. £265.33 per annum (which includes buildings insurance) and a ground rent of approx. £10 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.