

FOR SALE



Ivyfield Road, Erdington. B23 7HS

2 Bedrooms, 1 Bathroom, Ground Floor Maisonette

Offers In Region Of £140,000





- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- 129 YEAR LEASE
- OPPOSITE WITTON LAKES

Martin & Co are pleased to offer this spacious ground floor maisonette situated across from Witton Lakes ideal for a walk around. This property comes with a Long Lease and had a reception hallway with lounge, kitchen, two good sized bedrooms and bathroom.

To the front and rear of the property is a lawned garden.

There is a garage in a separate block that is securely gated.

HALLWAY

LOUNGE 14' 2" x 10' 11" (4.32m x 3.33m)

KITCHEN 10' 5" x 6' 7" (3.18m x 2.01m)

BEDROOM ONE 13' 6" x 10' 0" (4.11m x 3.05m)

BEDROOM TWO 10' 10" x 6' 1" (3.3m x 1.85m)

BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)

GARAGE EN BLOCK

GARDENS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GENERAL INFORMATION

COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is LEASEHOLD with 129 years remaining. We have been advised the service charge is £90 per annum includes Ground Rent. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.