PROPERTY FOR SALE

Flat 7
Bromford Court

486 Bromford Lane, Birmingham
B8 2RS

OFFERS IN THE REGION OF

£85,000

One-bedroom, second-floor flat

Gas central heating • double glazing

Allocated parking bay

Leasehold – short lease

www.midlandwide.co.uk



Midlandwide
ESTATE AGENTS

CONTACT

0121 525 8689
info@midlandwide.co.uk
43 Lower High Street,
Wednesbury, WS10 7AQ

A one-bedroom second-floor flat



FLAT ENTRANCE



HALLWAY

ACCESS

The property is approached from a public pavement leading to a secure communal entrance and stairs. The flat is situated on the second floor of the building.

Midlandwide are pleased to present this one-bedroom, second-floor flat at Bromford Court, 486 Bromford Lane, Birmingham, B8 2RS. The accommodation comprises an entrance hallway, lounge, separate kitchen, bedroom and bathroom with W.C.

PROPERTY FEATURES

- One bedroom
- Second-floor flat
- Lounge and fitted kitchen
- Bathroom with W.C.
- Gas central heating
- Double glazing
- Allocated parking bay
- Short lease

Lounge

4.98 m × 3.58 m





LOUNGE

uPVC double-glazed windows to the front elevation, wall-mounted gas central heating radiator, ceiling light point, power points and light switch, with access to the bedroom and kitchen.

LOCATION & TRANSPORT

The property is conveniently situated close to local amenities, including convenience stores and supermarkets such as Tesco and Aldi. Nearby schools include Ward End Primary School and Hodge Hill College. Local bus stops provide connections to surrounding areas and Birmingham city centre.

1.1 miles

Approximate distance to Stechford railway station

Convenient access to the M6 motorway via Junctions 5 and 6.

Kitchen

2.44 m × 2.72 m





A range of wall-mounted and base units with roll-top edge work surfaces, a built-in electric oven with a four-ring hob, ceiling light point, uPVC double-glazed windows to the front elevation and a storage cupboard.

Bedroom & bathroom





Bedroom

4.04 m × 2.29 m

uPVC double-glazed windows to the side elevation, wall-mounted gas central heating radiator, ceiling light point and ample power points.

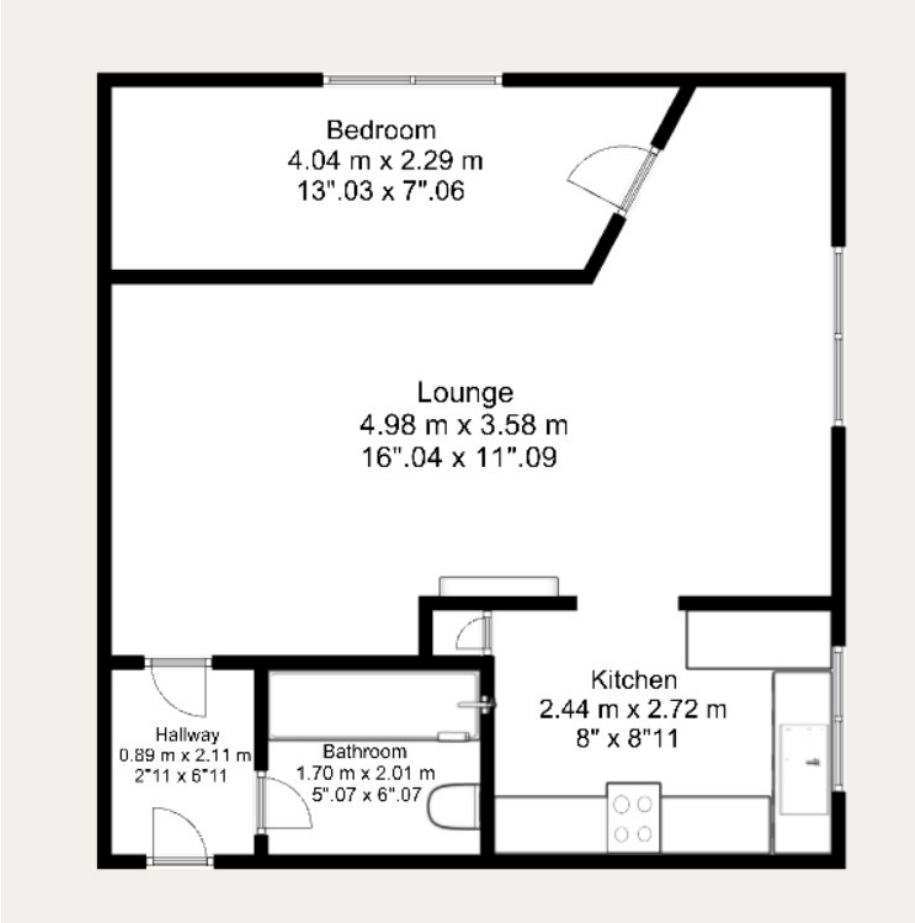
Bathroom

1.70 m × 2.01 m

White bathroom with a panelled bathtub and electric shower, pedestal wash hand basin with chrome mixer taps, close-coupled W.C. with low-level flush, wall-mounted radiator, tiled walls, fitted shower curtain and wall-mounted mirror.

Floor plan & energy performance

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy performance certificate (EPC)

Flat 7 Bromford Court 486, Bromford Lane Washwood Heath BIRMINGHAM B8 2RS	Energy rating C	Valid until:	30 January 2030
		Certificate number:	0463-2889-7793-2870-6775

Property type	Top-floor flat
Total floor area	41 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Further information & viewings

PROPERTY INFORMATION

Tenure

We have been informed by the vendor that the property is leasehold, with a short lease. Tenure details should be confirmed by the prospective purchaser's solicitor.

Council tax band

Band A

Fixtures and fittings

Fitted kitchen included within the sale.

Location

Flat 7 Bromford Court, 486 Bromford Lane, Birmingham, B8 2RS

AGENT'S NOTES

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in good working order. The buyer is advised to obtain verification from their solicitors.

PROPERTY MISDESCRIPTION ACT 1991

The agent has not checked the documentation to verify legal status of the property. A buyer must not assume the information is correct, until his/her own solicitor has verified it. The measurements supplied are for the general guidance only, and as such: the condition of the structure is not implied upon the photograph of the property. The sales particulars may change in the course of time, any interested party is advised to make a final inspection of the property prior to exchange of contracts.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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ARRANGE A VIEWING

Highly recommended through Midlandwide Estate Agents.

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