



## 2 bed apartment to buy in B31

Overbury Close, Birmingham, West Midlands, B31 2HD

**£95,000** Starting Bid

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ First Floor Maisonette
- ✓ Lounge
- ✓ Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A conveniently situated first floor maisonette in a cul de sac location within easy reach of Northfield centre and train station.

The property is ideal for either first time buyers or buy to let investor.

The property briefly comprises:

On The Ground Floor - Entrance door opens to lobby, stairs up to first floor landing with loft access hatch. Landing providing access to:

Lounge Being L shaped 20'3" x 10'11" ( 6.38m x 3.33m) plus 4'5" x 4'6"(1.35m x 1.37m).

Having double glazed window, built in storage cupboard and central heating radiator.

Kitchen 7'7" (Inc Units) x 7'4"(Inc Units) (2.31m x 2.24m)

Being newly re-fitted, having double glazed window overlooking side, range of wall cupboards, work surfaces,base units, stainless steel single drainer sink unit with mixer tap, appliance space, plumbing for washing machine, drawer units and wall mounted central heating boiler.

Bedroom 1 (Rear) 12'4" x 11'2" (3.76m x 3.40m).

Having double glazed window overlooking rear and central heating radiator.

Bedroom 2 (Front) 11'1" x 7'1" (3.38m x 2.16m).

Having double glazed window overlooking front, built in wardrobe and central heating radiator.

Bathroom

Having double glazed window to side, suite comprising: Low level WC, Pedestal wash hand basin and panelled bath, splashbacks, built in airing cupboard housing hot water cylinder.

Outside - Lawned front garden.

Garage in nearby block.

Viewing - Strictly by appointment with the marketing agents.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £80.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 60      | 62  |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Overbury Close, Birmingham, West Midlands, B31 2HD

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

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

