PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Fastmoor Oval, Tile Cross, Birmingham, B33 0NR
Offers Over £130,000



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** FIRST FLOOR MAISONETTE * 50% FREEHOLD * NO GROUND RENT * NO SERVICE CHARGE **

THIS FIRST FLOOR FLAT is situated in a cul-de-sac style location reducing traffic flow past the property. The maisonette has the benefit of a FRONT GARDEN AREA, with an open style canopied entrance porch with ground floor secure storage. The entrance hallway is on the ground floor giving access to the first floor accommodation consisting of a landing area with two convenient storage cupboards, great size family lounge, TWO DOUBLE BEDROOMS, a MODERN style kitchen, and a MODERN style bathroom. The property shares the FREEHOLD with the ground floor flat rendering no service charge or ground rent to be paid which is unusual for a maisonette. Energy Efficiency Rating:- C and Council Tax Band A

Approach
The property is approached via the public footpath leading to:-

Front Garden
Garden laid mainly to lawn with flower bed borders and a paved pathway with steps leading to:-

Entrance Porch
Open entrance porch providing shelter to the brick built storage area, and the UPVC glazed door allowing access to:-

Entrance Hallway
Stairs rising to the first floor landing area with a glazed door at the top of the stairs dividing the two areas.

Landing
Two storage cupboards to the landing area, and further doors to:-

Lounge
15'4" x 11' (4.67m x 3.35m)
Double glazed window to the front, radiator, wood effect flooring, and a decorative coving finish to the ceiling area. Wooden style fire surround with stone effect back over hearth, wood effect flooring and a window to the side of the entrance door allowing further light to come through from the landing area.

Kitchen
12'5" x 7'7" (3.78m x 2.31m)
Range of wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit electric oven with an electric hob above and a stainless steel effect extractor over. Plumbing for a washing machine, wall mounted boiler, partly tiled walls and tiling to the floor area. Radiator, double glazed window to the rear.

Bedroom One
15'5" x 9'2" (4.70m x 2.79m)
Double glazed window to the front, radiator, decorative coving finish to the ceiling, wood effect flooring ad a built in storage/wardrobe with double access doors.

Bedroom Two
9'3" x 9' (2.82m x 2.74m)
Double glazed window to the rear, radiator, and wood effect flooring.

Bathroom
9'3" max 6'6" min x 6'6" (2.82m max 1.98m min x 1.98m)
Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a pedestal wash hand basin. Tiled walls extending into the window recess and over the window sill, the walls have a decorarive mosaic style dado tile inset. Tiling to the floor area, radiator, and a double glazed window to the rear.

Garage & Access
The garage is accessed via the driveway to the left of the properties (when stood looking at the property) The garage is an en-bloc garage but all are un-used and in a state of disrepair.

FURTHER INFORMATION
The property has a peppercorn lease of 999 years with approximately 976 remaining
The property is a 50% Freehold shared with the downstairs flat also 50% ownership









There is no ground rent or service charge due to being shared freehold.

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - NA Mbps - Highest available upload speed - NA Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

OfCom Mobile

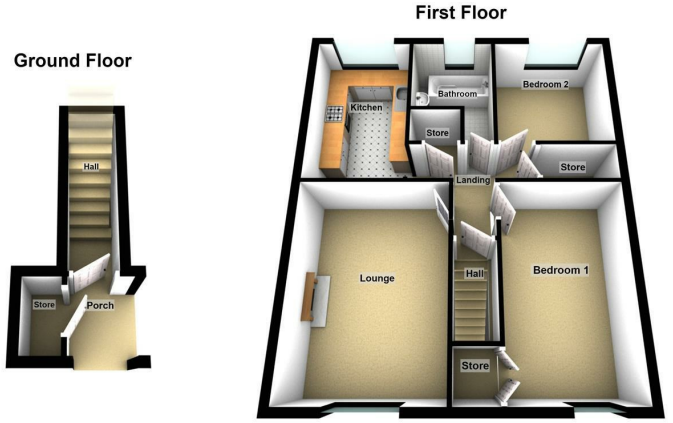
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

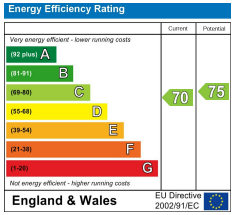
EE- Good outdoor
O2 Good outdoor and in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and variable in-home

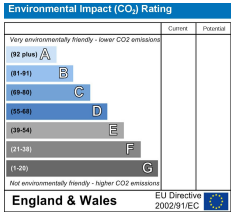
Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 88%
O2 82%
Three 85%
Voda 81%
Performance scores should be considered as a guide since there can be local variations.







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