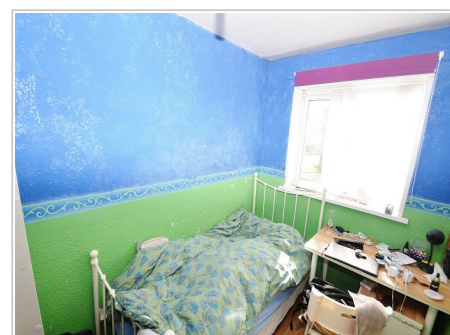
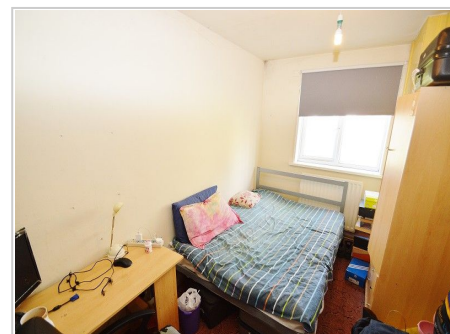


26 Huntly Road
Birmingham
West Midlands.
B16 8JQ

£120,000



- Investment Opportunity
- Lounge (currently used as bedroom)
- Kitchen
- Three Bedrooms
- Bathroom
- Central Heating (where specified)
- Double Glazing (where specified)
- Call Oakmans Today

Ref: PRA11543

Viewing Instructions: Strictly By Appointment Only

General Description

*** Investment Opportunity *** A three bedroom ground floor maisonette briefly comprising of entrance hallway, lounge, kitchen, three bedrooms and bathroom. Central heating and double glazing (both where specified). Call Oakmans today to arrange a viewing.

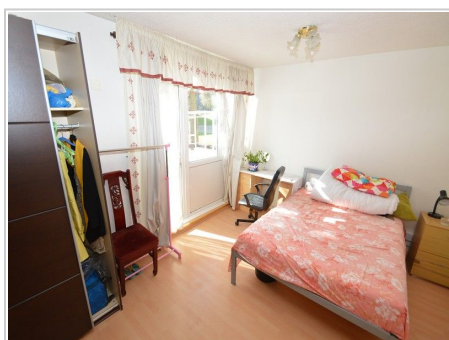
Accommodation

Entrance Hall

Central heating radiator, meter cupboard, under stairs storage, staircase rising off, security entry, phone and front door.

Downstairs WC

Housing WC, wash hand basin.



Lounge (15' 07" x 10' 09") or (4.75m x 3.28m)

Central heating radiator, several power points, TV aerial point, double glazed window to rear with French door to balcony.

Kitchen (13' 03" x 9' 05") or (4.04m x 2.87m)

A range of wall and base units including sink and drainer with base units beneath, plumbing for automatic washing machine, gas cooker point, ceiling light point, double glazed window to front.

First Floor Accommodation

staircase leads to the first floor landing with airing cupboard with immersion heater, loft access.



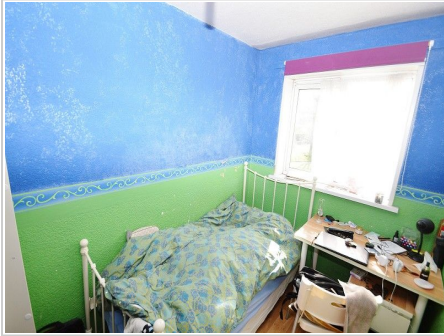
Bedroom 1 (14' 09" x 8' 09") or (4.50m x 2.67m)

Ceiling light point, radiator, cupboard housing boiler, double glazed window to front elevation.



Bedroom 2 (14' 02" x 8' 09") or (4.32m x 2.67m)

Ceiling light point, radiator, double glazed window.



Bedroom 3 (10' 07" x 6' 05") or (3.23m x 1.96m)

Ceiling light point, radiator, double glazed window.



Bathroom

Comprising panelled bath with shower, wash hand basin, WC, radiator, double glazed window.

Outside

The property benefits from a balcony overlooking local grounds, and the maisonette itself is accessed via a communal entrance hall with security entry phone system.

Services

EPC Rating:76

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

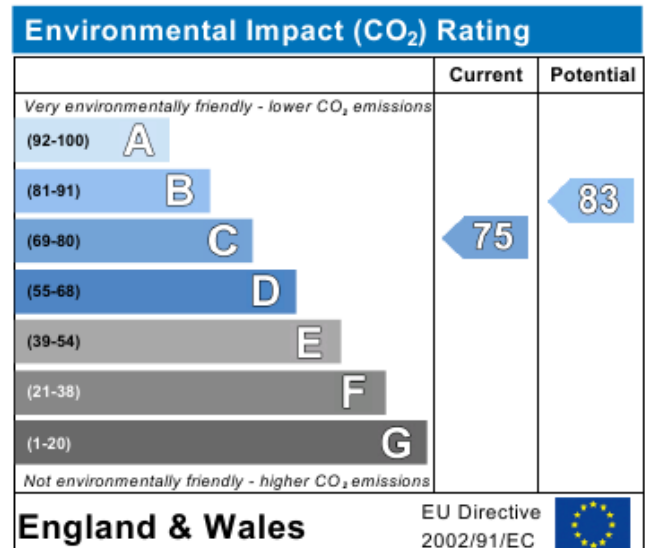
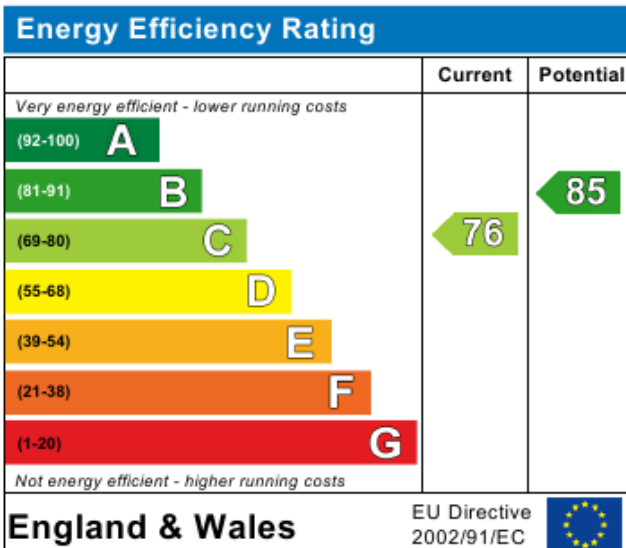
Energy Performance Certificate



26, Huntly Road
BIRMINGHAM
B16 8JQ

Dwelling Type: Mid-floor maisonette
Date of Assessment: 27/03/2008
Date of Certificate: 27/03/2008
Reference Number: 0447-2853-6477-0928-9161
Total Floor Area: 78 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	181 kWh/m ² per year	118 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	1.5 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£216 per year	£151 per year
Hot water	£95 per year	£81 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark