

40 May Farm Close  
Hollywood  
Birmingham  
West Midlands.  
B47 5DN

£110,000



- Viewing Essential
- Well Presented
- Entrance Hallway
- Lounge
- Two Bedrooms
- Bathroom
- Separate WC
- Central Heating (where specified)
- Double Glazing (where specified)

Ref: PRA11915

## Viewing Instructions: Strictly By Appointment Only

### General Description

\*\*\* Viewing Essential \*\*\* A well presented flat in Hollywood briefly comprising of entrance hallway, lounge, kitchen, two bedrooms, bathroom and separate WC. The property also benefits from double glazing and central heating (both where specified). Call Oakmans today to arrange a viewing.

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### Accommodation

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### Approach

Via secure communal entrance with door leading into;

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### Entrance Hall

laminated flooring, storage cupboards, central heating radiator, access to loft, doors leading into;

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### Bedroom 1 (12' 09" x 9' 09") or (3.89m x 2.97m)

Double glazed window to rear elevation, laminated flooring, central heating radiator, fitted wardrobes.

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### Bedroom 2 (10' 02" x 9' 09") or (3.10m x 2.97m)

Double glazed window to side elevation, central heating radiator, laminated flooring, fitted wardrobe.

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### Lounge (15' 06" x 12' 0") or (4.72m x 3.66m)

Double glazed sliding door leading out to balcony, laminated flooring, central heating radiator, picture rails, coving to ceiling, double glazed window to side elevation.

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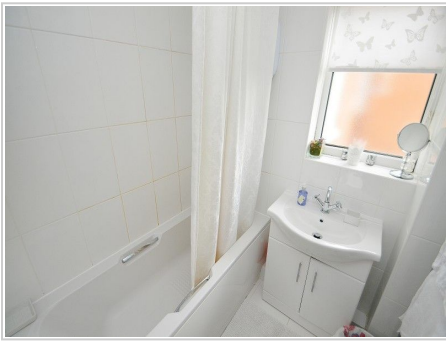


### Kitchen

12' 9" (max) 9' 5" (min) x 7' 9"

A range of wall and base units with roll top surfaces, stainless steel sink and drainer with mixer tap over, coving to ceilings, central heating radiator, laminated flooring, double glazed window to side elevation.

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Bathroom (5' 06" x 5' 05") or (1.68m x 1.65m)

Obscure double glazed window to side elevation, panelled bath with electric shower over, vanity hand basin, floor to ceiling tiling, heated towel rail.

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## WC

Low level WC, obscure double glazed window to side elevation, laminate flooring.

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## Services

EPC Rating:76

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

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## Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)

*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.*