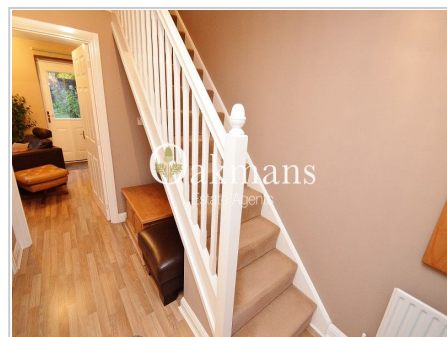
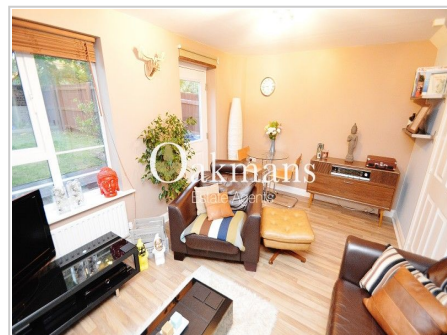
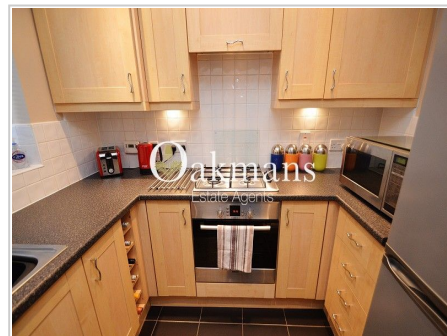


15 Quayside  
Hockley  
Birmingham  
West Midlands.  
B18 5SQ

£145,000



- Viewing Essential
- Entrance Hallway
- Modern Kitchen
- Downstairs WC
- Lounge
- Two Bedrooms
- Bathroom
- Rear Garden
- Central Heating (where specified)

Ref: PRA12046

## Viewing Instructions: Strictly By Appointment Only

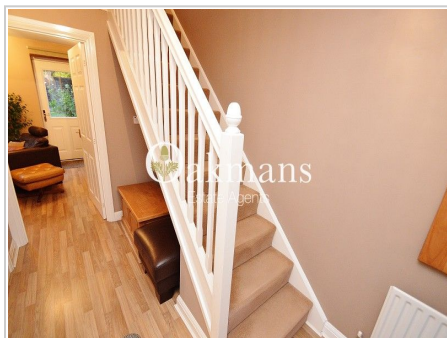
### General Description

\*\*\* Viewing Essential \*\*\* A modern two bedroom terraced property set within a convenient location close to Birmingham City Centre and the Jewellery Quarter briefly comprising of entrance hallway, lounge, modern kitchen, downstairs WC, two bedrooms and bathroom.

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### Accommodation

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#### Approach

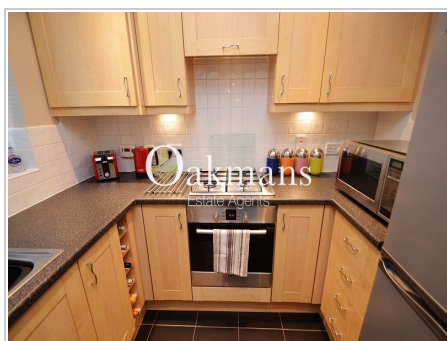
Via block paved driveway with double glazed door leading into;

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#### Entrance Hall

laminated flooring, central heating radiator, stairs leading to first floor accommodation, doors leading into;

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#### Kitchen (8' 0" x 7' 04") or (2.44m x 2.24m)

A range of wall and base units with roll top surfaces, stainless steel sink and drainer with mixer tap over, electric cooker, gas hob with extractor over, tiling to splash prone areas, ceramic floor tiling, tiling to splash prone areas, double glazed window to the front elevation.

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#### Lounge (14' 04" x 11' 02") or (4.37m x 3.40m)

laminated flooring, central heating radiator, double glazed window to rear elevation, double glazed door leading to rear garden.

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#### Downstairs WC (7' 04" x 3' 03") or (2.24m x 0.99m)

laminated flooring, low level WC, wash hand basin, central heating radiator, extractor fan.

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## Bedroom 1

Two double glazed windows to the front elevation, central heating radiator, carpet as laid.



## Bedroom 2

Double glazed window to rear elevation, central heating radiator, carpet as laid.



## Bathroom

Obscure double glazed window to rear elevation, laminate flooring, central heating radiator, low level WC, panelled bath, tiling to splash prone areas.

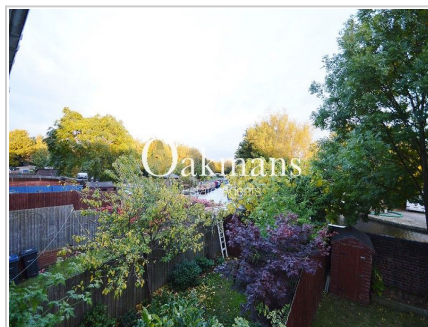
## Services

## 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.*