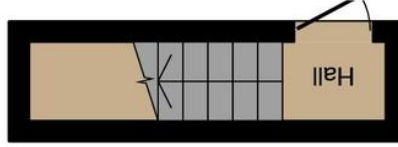


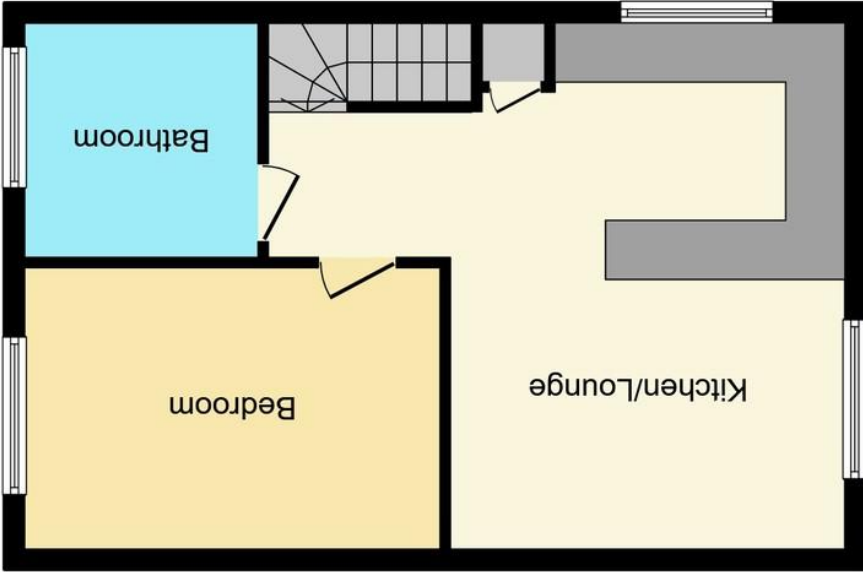
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

Ground Floor



First Floor

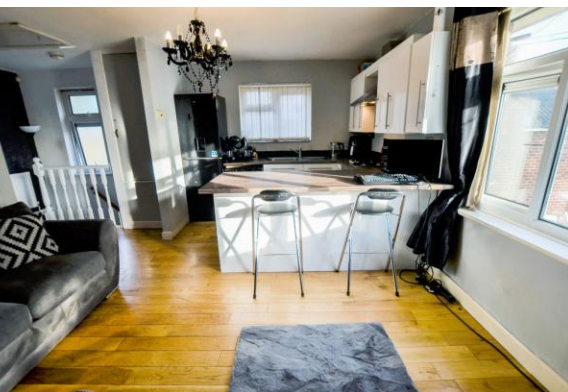


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 75 | c
Potential: 76 | c

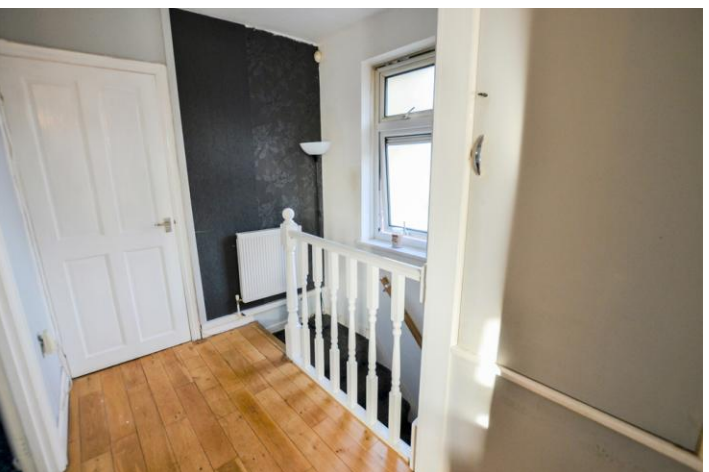
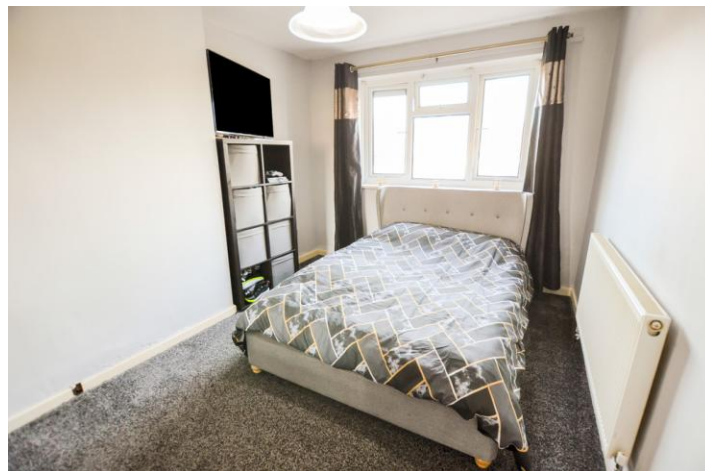
Great Barr | 0121 241 4441



- First Floor Maisonette
- Open Plan Lounge Kitchen/Diner
- One Double Bedroom
- Refitted Bathroom
- Gas Central Heating & Double Glazing (where specified)

, 516 Kings Road, Great Barr, B44 9JB

£105,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

IDEAL FIRST TIME PURCHASE, INVESTMENT OPPORTUNITY OR THOSE LOOKING TO DOWNSIZE. This well-presented first floor maisonette benefits from double glazing and gas central heating (where specified). Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. In brief the internal accommodation comprises of entrance hall, open plan lounge kitchen/diner, one double bedroom and bathroom. **MUST BE VIEWED** to fully appreciate the overall presentation of the accommodation on offer. Call Green & Company to arrange your viewing!

APPROACH having lawned front garden with paved pathway leading to front reception door.

HALL approached via reception door, having ceiling light point, stairs to first floor accommodation.

LANDING having double glazed window to side elevation, ceiling light point, power points, central heating radiator, doors off to all rooms and open access to lounge kitchen/diner.

OPEN PLAN LOUNGE KITCHEN/DINER 11' 11" x 17' 3" (3.63m x 5.26m)

LOUNGE AREA having double glazed window to front elevation, ceiling light point, power points, central heating radiator and access to kitchen.

KITCHEN/DINER having double glazed window to side elevation, power points, a range of matching wall/base units with worktops over, inset stainless steel sink with mixer tap over, integrated gas hob with extractor hood over, integrated oven, ample space for a range of appliances and breakfast bar.

BEDROOM ONE 12' 9" x 9' 10" (max.) (3.89m x 3m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to rear

elevation, ceiling light point, a matching suite comprising of panelled bath with shower over, wash hand basin, low level WC, heated towel rail and complimentary tiling all around.

OUTSIDE

GARDEN having a lawned front garden space.

This property is leasehold with approx. 100 years remaining on the lease. Current service charge is approx. £150 per annum which includes buildings insurance and ground rent is approx. £10 per annum. We would advise all interested parties to obtain verification concerning the lease through their Solicitor or Surveyor.

FIXTURES AND FITTINGS as per sales particulars.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor.

Please note that all measurements are approximate.