



Connells

Finsbury Grove
Birmingham



Property Description

An immaculately presented three double bedroom ground floor maisonette, located in a quiet cul-de-sac location, close to main transport links, OFFERED WITH NO CHAIN. Having a private entrance door and hallway, good sized lounge with double glazed door giving access to a balcony, a good sized fitted kitchen, three bedrooms with one bedroom having double glazed French doors leading into a private rear garden. A good sized sunny aspect rear garden with two brick-built outhouses and double glazing.

Entrance Hallway

Having composite door to the side giving access into the entrance hallway, glazed door gives access to the lounge and internal window giving extra light into the lounge, doors to the three bedrooms and the bathroom, separate WC and built-in storage cupboard.

Lounge

14' 10" x 11' 2" maximum (4.52m x 3.40m maximum)

Having double glazed window to the front, radiator to wall, telephone point, TV aerial point, gas fire point, wooden fire surround with inset and heart, coving to ceiling, glazed door gives access into the kitchen and double glazed door gives access to the balcony/terrace area.

Balcony/Terrace Area

Having quarry tiled floor and space for seating.

Fitted Kitchen

11' 2" x 10' 2" (3.40m x 3.10m)

Comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, windows to the front, one and a half bowl stainless steel sink and drainer unit with mixer tap over, decorative splash back tiling, integrated oven, integrated gas hob, coving to ceiling, space and plumbing for a washing machine, space for a drier, space for a fridge/freezer, radiator to wall, floor tiling and door off to pantry cupboard.

Bedroom 1

12' 11" x 10' 2" (3.94m x 3.10m)

Having double glazed window to the rear overlooking the private garden, radiator to wall and coving to ceiling.

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m)

Having double glazed French doors leading out onto the private garden, radiator to wall, coving to ceiling and laminate flooring.

Bedroom 3

9' 2" x 8' 3" (2.79m x 2.51m)

Having double glazed window to the rear overlooking the private garden, radiator to wall and laminate flooring.

Refitted Bathroom

Comprising panelled bath with mixer shower over, wall mounted wash hand basin with built-in cupboard under, frosted double glazed window to the side and splash back tiling.

Separate WC

Having low level flush WC, frosted double glazed window to the side, laminate flooring and radiator to wall.

Outside

Front

Communal Gardens to the front with garden laid to lawn.

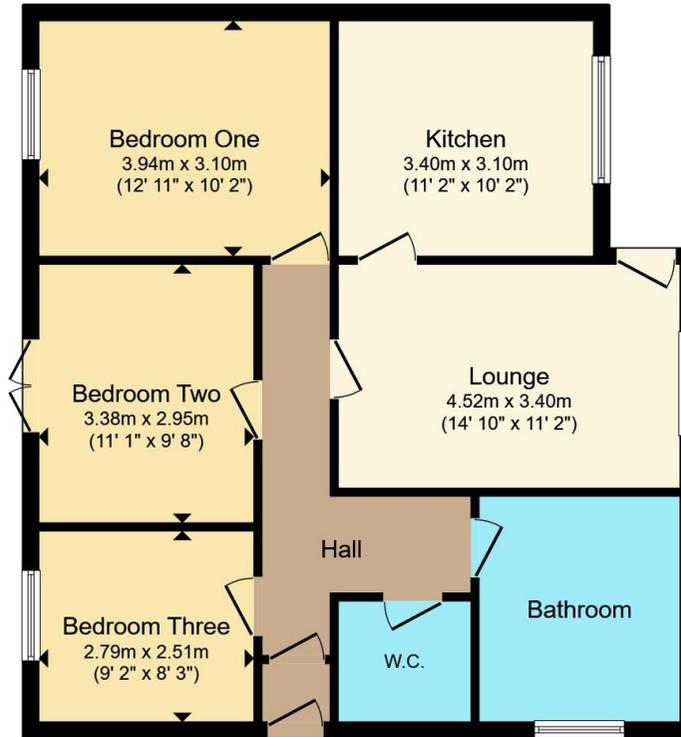
Private Rear Garden

Having a private enclosed rear garden, having garden laid to lawn, side patio area, fencing to the sides, two brick-built outhouses providing excellent storage.









Total floor area 74.5 m² (802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: Awaited
 Council Tax Band: A

Service Charge: 370.30
 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311331

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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