

LexAllan
Grove



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property
professionalism
worldwide



1106 Bristol Road South
Birmingham,
B31 2RE

Price £290,000

...doing things differently



RECENTLY REDUCED, LOOKING FOR PROCEEDABLE PARTY"

"BRILLIANT BUY ON BRISTOL ROAD" Built to a high quality spec with warranty, no upward chain. Located within close proximity to Longbridge and Northfield railway station, good access to Birmingham City Centre and close proximity to M5 and M42 amongst a host of other amenities including; Northfield Library, pool and fitness centre and shopping facilities in the rapidly expanding and recently regenerated Longbridge Town Centre. The property briefly comprises of entrance hall, kitchen diner, separate utility, downstairs w.c. cloaks, utility room, main living area, three double bedrooms, master en-suite and family bathroom, private rear garden. A real box ticker having been designed sympathetically to the road. Please call the agent today to avoid disappointment and book your viewing. JC 22/5/19 V1 EPC=B



Lex Allan Grove loves...
the fitted wardrobes









Kitchen 16'0" max into bay x 10'5" (4.9 max into bay x 3.2)

Utility room 8'10" x 4'7" (2.7 x 1.4)

Living area 16'4" x 10'9" (5.0 x 3.3)

Bedroom two 16'4" x 11'1" (5.0 x 3.4)

Family bathroom 9'10" x 7'2" (3.0 x 2.2)

Bedroom three 10'5" x 11'1" (3.2 x 3.4)

Bedroom one 13'1" x 24'11" max 16'0" min (4.0 x 7.6 max 4.9 min)

Walk in cupboard

En-suite

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the

property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Agents Note

We have a duty to inform any potential interested parties that the Vendor of this property works or has a personal relationship with Lex Allan and Grove. This information is given to you at the earliest opportunity to avoid any doubt of a conflict of interest. For any further information please contact one of the sales staff.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



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