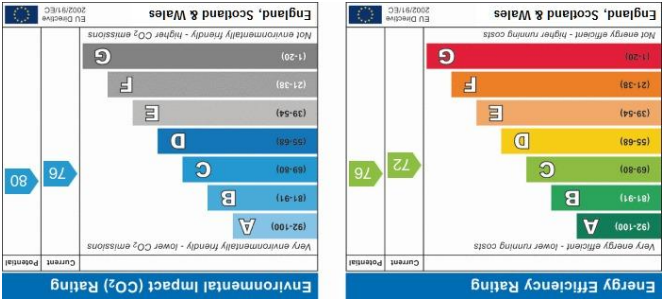


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100



- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- FRONT AND REAR GARDEN
- KITCHEN AND LOUNGE
- SHOWER ROOM
- DOUBLE GLAZING where specified

Gilling Grove, Shard End, Birmingham, B34 6HT

Offers Over £80,000



Property Description

*** DRAFT DETAILS*** AWAITING APPROVAL ***

DESCRIPTION Green and Company are pleased to offer for sale this ground floor maisonette which benefits from having front garden and rear garden and the property briefly comprises entrance hallway, lounge, kitchen, bedroom, shower room double glazing and gas central heating (both where specified).

ACCOMMODATION Entrance is gained via double glazed door leading into:

HALLWAY: Having doorways off to lounge and bathroom.

LOUNGE: 4.75m x 2.11m (15'7" x 6'11") Having double glazed window to front elevation, ceiling light point, central heating radiator and door leading to:

KITCHEN: 2.31m x 1.88m (7'7" x 6'2") Being fitted to comprise of a range of wall and base units with roll top work surface, stainless steel sink and drainer with mixer taps, double glazed door and double glazed window to rear elevation.

BEDROOM ONE: 3.02m x 2.73m (9'11" x 8'11") Having ceiling light point, coving to ceiling, double glazed window to rear elevation and sliding fitted wardrobes.

SHOWER ROOM: Having shower cubicle with power shower, low level flush WC unit, hand wash pedestal basin, chrome heated towel rail and double glazed obscure window to front elevation.

OUTSIDE

REAR GARDEN: Having paved patio area with remainder laid to lawn, fencing to all sides and gated access.

FRONTAGE: Having off road parking with remainder laid to lawn and pathway leading to front door.

We have been advised by the vendor that there are approximately 87 years remaining on the lease and that the current service charges are approximately £190.00 per annum.

The current ground rent is approximately £10 per annum.

We would advise that any prospective purchaser should verify the details of the lease and the service charges with their solicitors should they wish to proceed with a purchase.

FIXTURES AND FITTINGS as per sales particulars.

TENURE The Agents understands that the property is Leasehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

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.