

FOR SALE



MARTIN&CO 

Clent Way, Bartley Green, B32
Asking Price Of £75,000

MARTIN&CO 

- No Chain
- Ground floor
- Ideal for first time buyers or investors
- Double glazed
- Electric heating

This ground floor flat should offer everything you would need, whether you are taking your first steps onto the property ladder or you are looking to expand your property portfolio as an investor.

The lounge/diner really oozes the feeling of space, ensuring that one end of the room is large enough for the biggest of settees and the other end is the perfect space for a dining table to seat your guests on those dinner party occasions. The rectangle shaped kitchen will allow you to chat away to friends and family as you whisk up a treat with plenty of cupboard space for all your condiments, pots and pans. The bedroom is a great size and has built in wardrobes which should have room for all your clothes. The bathroom offers a shower cubical for when you need to "get up and go" in the morning.

Did we mention that the property is being sold with no onward chain. We could go on and on, but to fully appreciate this superb home an internal viewing will be required. We look forward to your call.



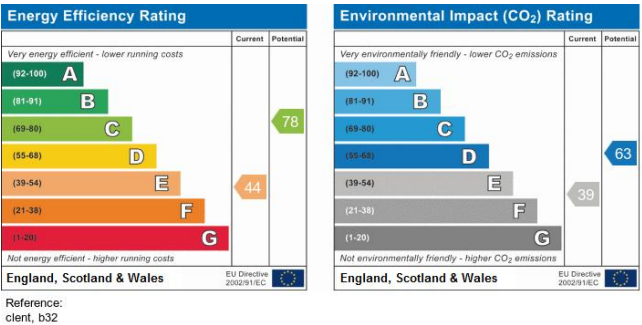
ROOMS:

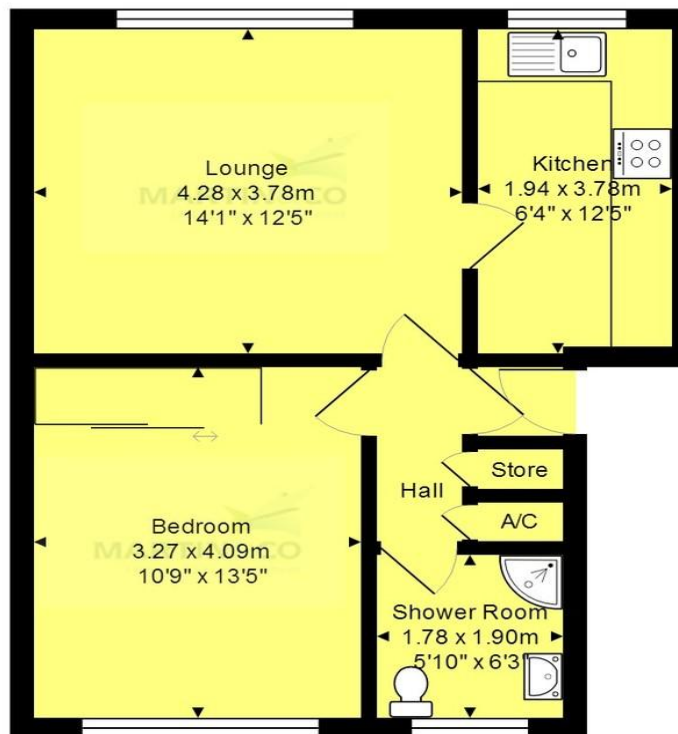
Hallway
Lounge: 14' 1" x 12' 5" (4.29m x 3.78m)
Kitchen: 12' 5" x 6' 4" (3.78m x 1.93m)
Bedroom: 13' 5" x 10' 9" (4.09m x 3.28m)
Shower room: 6' 3" x 5' 10" (1.91m x 1.78m)
Store

OUTSIDE:
Un-allocated parking

LEASEHOLD INFORMATION:
Lease Length approx. 86 years remaining
Service charge is approx. £1064.36PA
Ground rent is - TBC

Lease details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.





Total Area: 46.5 m² ... 501 ft²

All measurements are approximate and for display purposes only.

Martin & Co Birmingham Harborne

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

