



29 Kyles Way
Bartley Green,
Birmingham B32 4JW

25% Shared Ownership £52,500

...doing things differently



SUPER STARTER HOME. This three bedroom home offers move in ready accommodation based on a 25% share. The location makes for ideal commuter links to various amenities. The property itself comprises of driveway to front, entrance hall, lounge, kitchen diner, downstairs w.c., three bedrooms, house bathroom and attractive rear garden. Contact the office at your earliest opportunity to arrange your viewing. LA 3/3/21 V3 EPC=B



Lex Allan Grove loves...
the new build spec







Approach

Via tarmac driveway offering parking for a number of cars, access into entrance hall.

Entrance hall

Double glazed door to front, central heating radiator, stairs to first floor accommodation and cupboard off.

Lounge 9'10" x 14'9" max 11'9" min (3.0 x 4.5 max 3.6 min)

Double glazed window to front, central heating radiator.

Kitchen 12'1" max 10'5" min x 16'8" (3.7 max 3.2 min x 5.1)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, tiling to splashbacks, space and plumbing for washing machine and central heating radiator.

Downstairs w.c.

With w.c., central heating radiator, wash hand basin and extractor fan.

First floor landing

Central heating radiator, cupboard off, access to loft space and doors radiating to:





Bedroom one 8'10" x 14'1" max 13'5" min (2.7 x 4.3 max 4.1 min)

Double glazed window to front, central heating radiator, built in wardrobe.

Bedroom two 12'5" x 8'10" (3.8 x 2.7)

Central heating radiator, double glazed window to rear.

Bedroom three 5'6" x 8'10" (1.7 x 2.7)

Double glazed window to rear, central heating radiator.

House bathroom

With shower enclosure with shower over, w.c., bath, wash hand basin, extractor fan, tiling to splashbacks and tiled flooring, central heating radiator.

Rear garden

Slabbed patio area stepping up to lawn, beds to side and rear with various plants and shrubs, gate giving access to side and all with timber fencing to enclose.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The length of the lease is 125 years from 2nd November 2016. Break down of rent is:- Rent £356.56 plus £23 buildings insurance.

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 Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the

products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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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Grove**

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