

41 Peace Walk, Birmingham, West Midlands, B37 7QH

2 Bed Flat - Ground Floor

**Offers In Excess Of £85,000**

💡 Receptions 1

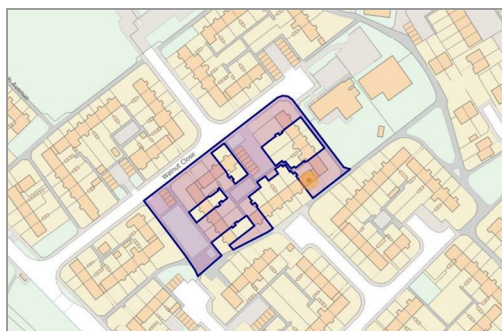
🛏 Bedrooms 2

💧 Bathrooms 1



- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- SPACIOUS LOUNGE DINER
- FITTED KITCHEN
- CLOSE TO LOCAL SHOPS AND AMENITIES

- NO UPWARD CHAIN
- FANTASTIC INVESTMENT OPPORTUNITY
- 92 YEAR LEASE
- COMMUNAL GARDENS
- PROPERTY VIDEO TOUR AVAILABLE



TWO BEDROOM GROUND FLOOR MAISONETTE WITH NO UPWARD CHAIN! Located in Chelmsley Wood, Birmingham, the property is within close proximity to local amenities including EXCELLENT TRANSPORT LINKS and GOOD SCHOOLS. In need of some modernisation, this is the perfect INVESTMENT PROJECT to add to your property portfolio! Peace Walk offers a GOODSIZE LOUNGE/ DINER, FITTED KITCHEN, COMMUNAL GARDENS & LAYBY PAKING.

### Approach and Overview



Peace Walk is a ground floor maisonette located off Berwicks Lane in Chelmsley Wood, positioned just outside the border of Marston Green in North Solihull within the West Midlands.

The property benefits from a two bedrooms, a good size Lounge/ Diner with and communal garden.

The area of Chelmsley Wood and Marston Green is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

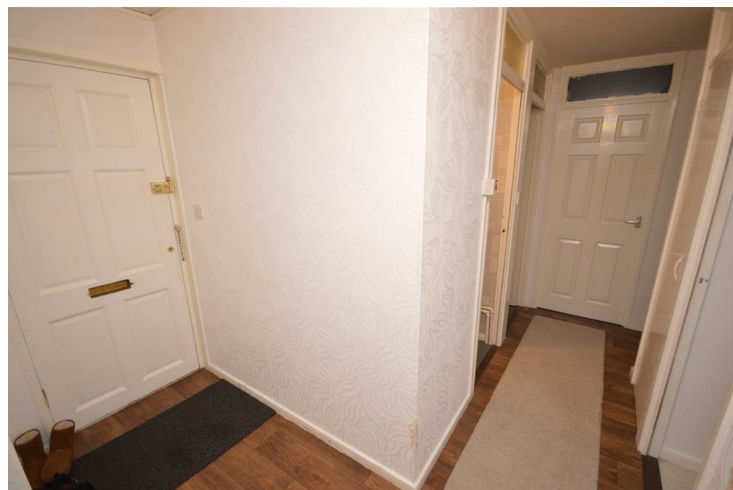
The property is approached via a pathway with grass lawn well and fenced boundaries.

### Communal Gardens



Communal garden with slabbed floor and brick built storage shed to rear.

### Hallway



The Hallway includes a large built in storage cupboard housing utility meters, and doors leading off to:

### Lounge Diner



The Lounge has two windows overlooking the side and rear of the property with ceiling light and radiator points.

### Bedroom One



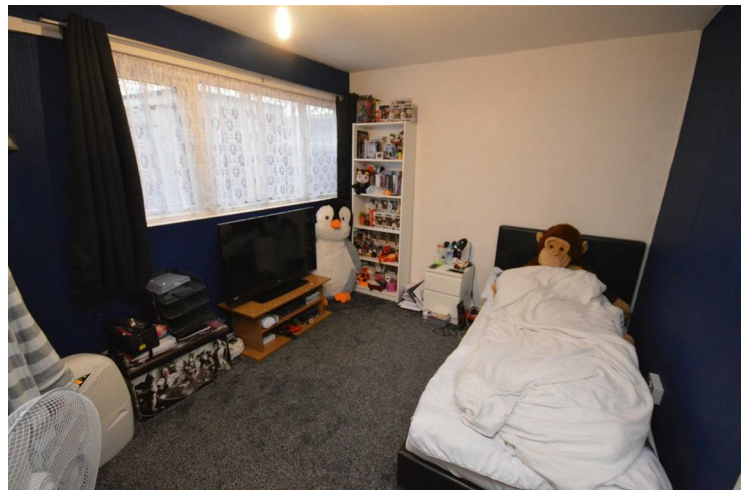
Bedroom One has two windows overlooking the rear of the property with ceiling light and radiator points.

### Kitchen



Overlooking the rear of the property with ceiling light and radiator point, the Kitchen has matching wall and base units with work surfaces, stainless steel sink and drainer unit, splash back tiles and space for appliances. The Kitchen also houses the boiler.

### Bedroom Two



Overlooking the front of the property with ceiling light and radiator point.

### Bathroom



We understand the property is being sold under a LEASEHOLD ownership and there are approximately 92 years remaining on the lease. The Ground rent is £10 per annum and the service charges are approximately £120 per quarter which includes Buildings Insurance premiums. The property is a Bryant Wall Frame Construction which is classed as Non Standard and should be checked with your mortgage company for lending purposes

Overlooking the front of the property with ceiling light and radiator point, tiled walls and flooring, bath with shower overhead, low level WC and sink vanity unit.

### Separate WC



Overlooking the front of the property with a ceiling light and radiator point and low level WC.

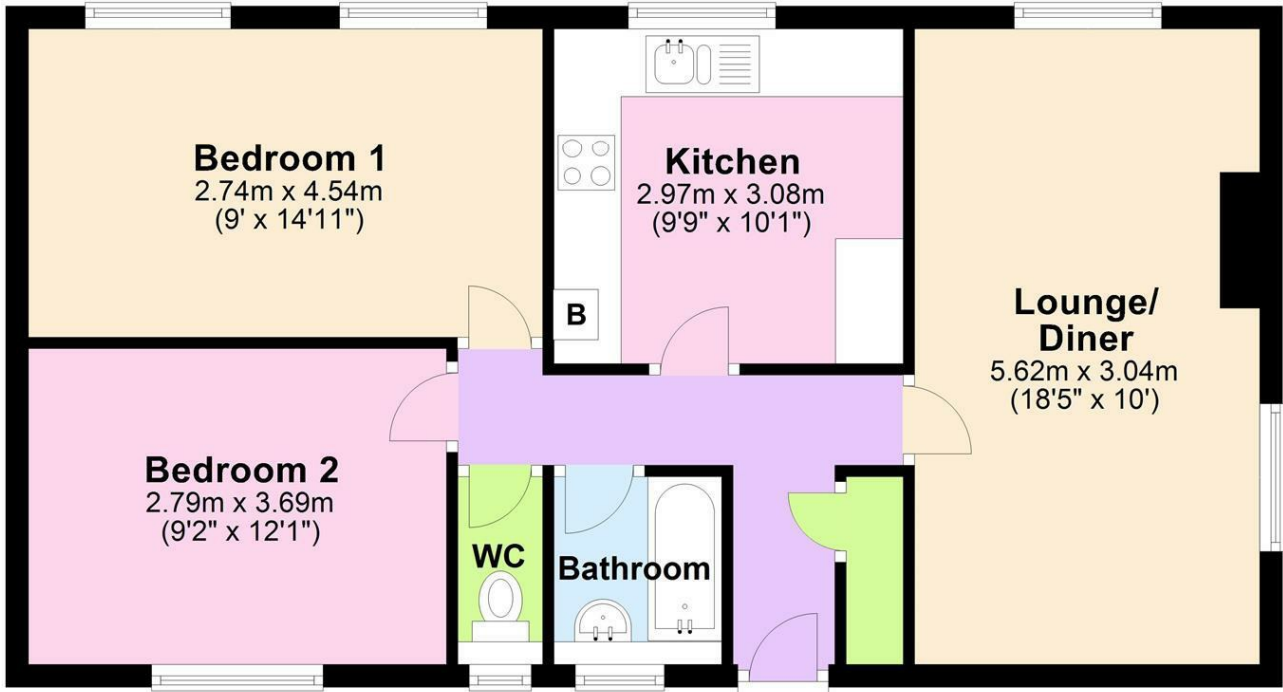
### Additional Information



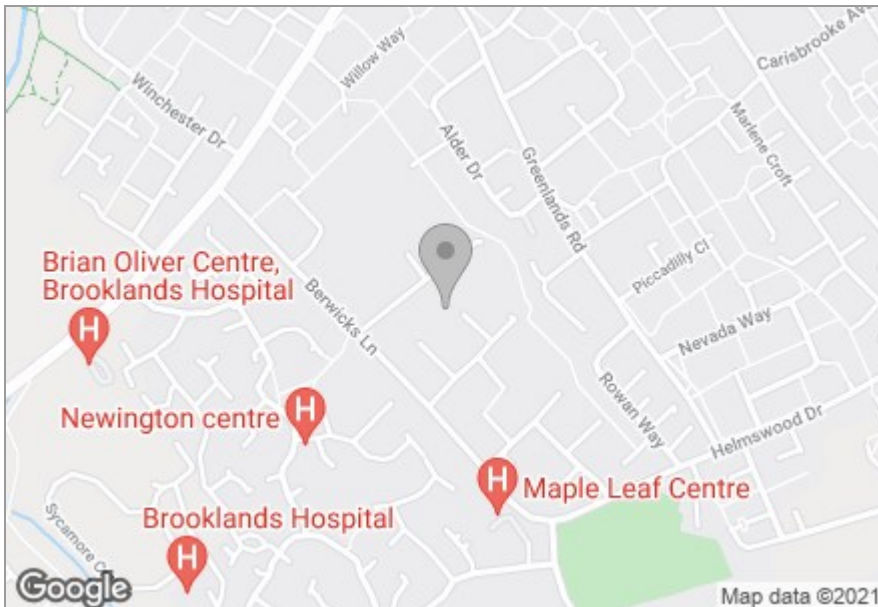
# Peace Walk

## Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Total area: approx. 61.1 sq. metres (657.4 sq. feet)



PROPERTY MISEDDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>64</b>	<b>75</b>		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	