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**NEWTON GARDENS, GREAT BARR,
BIRMINGHAM, B43 5DX**



**WELL PRESENTED GROUND FLOOR TWO BEDROOM FLAT
WITHIN PURPOSE-BUILT BLOCK LOCATED WITHIN QUIET
RESIDENTIAL AREA. BENEFITS FROM CENTRAL HEATING,
DOUBLE GLAZING AND SINGLE GARAGE IN SEPARATE
BLOCK. CALL TO ARRANGE INTERNAL INSPECTION SOON!!**

- GROUND FLOOR FLAT
- GAS CENTRALLY HEATED
- SPACIOUS RECEPTION ROOM
- WELL PRESENTED BATHROOM
- GARAGE IN SEPARATE BLOCK
- TWO BEDROOMS
- FULLY DOUBLE GLAZED
- MODERN FITTED KITCHEN
- COMMUNAL GARDENS
- **ENERGY RATING – C (69)**

For Sale: Offers in Excess of £135,000

Newton Gardens, Great Barr, B43 5DX

Entrance:

From pavement, paved pathway leads through well maintained fore garden, mostly laid lawn towards front entrance. Steps to single glazed entrance door, via vestibule into communal hallway with access to meter room to side. From communal hallway, double glazed door leads into:-

Entrance Hall: 3'8" x 3'6"

Laminate flooring, light fitting to ceiling, built-in cupboard houses fuse board, coat rail and alarm control panel to side wall. Panelled door to side leads into:-

Reception Room: 13'8" x 13'1"

Carpeted flooring, central pendant light fitting, double panel radiator and double-glazed window to front elevation with views over communal fore garden. Panelled door to side, leads into:-

Kitchen: 13'1" (max, into recess) 8'2" (min) x 7'2" (max) 3'2" (min, within recess)

Fully tiled flooring, double glazed window to rear elevation, wall mounted 'Glow Worm Ultracom' central heating combination boiler, central ceiling rose with spotlights and extraction fan to wall. Range of Kitchen base and wall units with partly tiled walls above work surfaces, inset single bowl sink, drainer and mixer tap. Space for fridge/freezer, washing machine and electric Belling Range Cooker within recess. From Reception Room, archway leads into:-

Inner Hallway: 5'9" x 2'9"

Laminate flooring, light fitting to ceiling and panelled door to side leading into:-

Bedroom One (Front): 13'1" (max, into wardrobe) 11'2" (min, to door front) x 10'5"

Carpeted flooring, single panelled radiator, pendant light fitting to ceiling, double glazed window to front elevation and triple built-in wardrobe with sliding doors (including one mirrored section).

From inner hallway, panelled door leads into:-

Bedroom Two (Rear): 10'4" x 6'8"

Laminate flooring, single panel radiator, central pendant light fitting and double-glazed window to rear elevation with views over communal garden. From inner hallway, panelled door to side leads into:-

Bathroom: 7'1" x 5'9"

Laminate flooring, fully tiled walls, extractor fan to wall, central light fitting to ceiling, double glazed window with obscured glass to rear elevation and single panel radiator. Bathroom suite comprises of:- Panelled bath with shower tap attachment and glass screen above, pedestal wash basin with mirrored cabinet above and low level flush toilet.

From communal hallway, hardwood door to rear leads onto raised fire exit with access to separate external storage cupboard (4'5" x 3'5" – no power supply or lighting) and steps leading down towards communal rear garden.

Tarmacadam pathway with separate sections of laid lawn to side, gravelled floral borders, mature trees, seating areas, individually allocated washing lines accessed via paved path, which leads on far right-hand side via communal gate towards gravelled driveway and separate garage block (accessed by side road).

Garage: 15'6" x 7'9" (6'9" door width)

Metal 'up and over' garage door to front, concrete flooring (no power or lighting supply currently).

Additional Charges:

According to information supplied by the Vendor, for the current financial year, the property is subject an **annual Service Charge of £599.00** and a separate **annual ground rent of £100.00**. Please be advised that additional fees could be incurred for items such as Leasehold Packs.

THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and 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 prior to purchase.



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Tenure:

We are advised that the property is **Leasehold**, confirmation of which should be obtained by reference to the title deeds and we believe that there is approximately 75 years remaining on the lease.

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Local Authority Charge: (Financial Year 2022-2023)

The property has been 'Banded B' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the financial year (stated above), council tax charges are **£1,424.46 per annum**.

Energy Performance Rating: C (69)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Internal Photographs:

Reception Room:



Kitchen:



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Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Rear Garden:



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