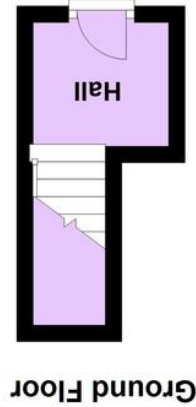
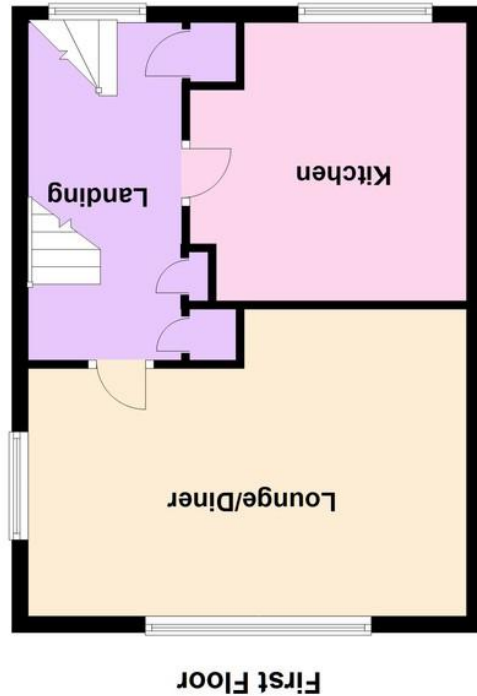
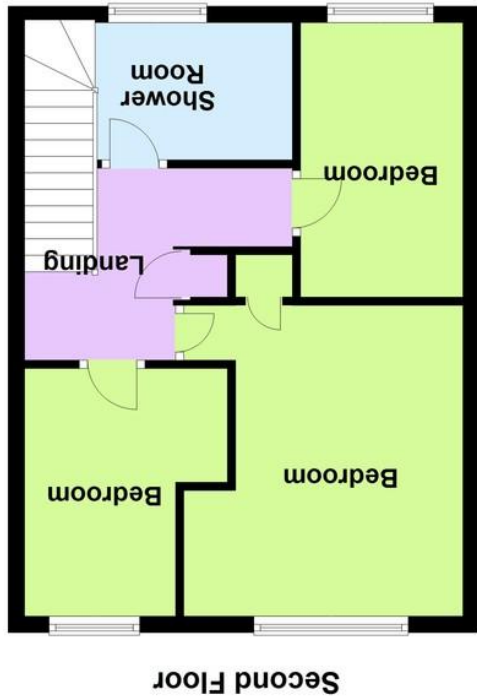
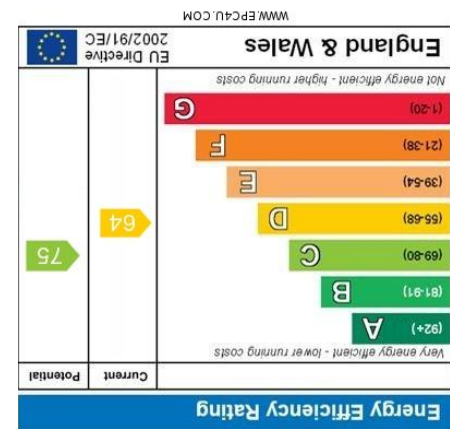


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Castle Bromwich | 0121 241 1100



- A WELL PRESENTED DUPLEX MAISONETTE
- ATTRACTIVE LOUNGE/DINER
- MODERN BREAKFAST KITCHEN
- THREE GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY SHOWER ROOM

Bracken Croft, Chelmsley Wood,
 Birmingham, B37 6RJ

£115,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

IDEAL FIRST TIME PURCHASE - MUST BE VIEWED INTERNALLY - This well presented three bedroom duplex apartment is conveniently situated for local amenities including local shops and schools with public transport on hand and transport links into both Birmingham, Solihull and motorway connections.

The accommodation which is arranged over three floors briefly comprises:- To the ground floor entrance hall, first landing, attractive lounge diner, breakfast kitchen, second floor landing, three bedrooms and well appointed family shower room. Outside to the front the property is approached via a fore garden and there is also a garden to the side of the property.

OUTSIDE To the front the property is approached via a gated fore-garden with pathway.

ENTRANCE HALLWAY Approached via entrance door with double glazed window to side, radiator and stairs leading off to first floor landing.

FIRST FLOOR LANDING Approached via a staircase with stairs leading off to second floor landing, having useful storage cupboard and further cupboard housing gas central heating boiler, radiator, double glazed window to front and doors leading off to lounge and kitchen.

LOUNGE/DINER Having down-lighting, double glazed windows to side and rear elevation and radiator.

KITCHEN 11' 2" max 9' 2" min x 10' 9" (3.4m x 3.28m) Having a modern matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with chrome mixer tap and complimentary brick effect tiled splash back surrounds, down-lighting, fitted gas hob with extractor hood above, built-in electric cooker below, space and plumbing for washing machine, space for fridge/freezer, radiator and double glazed window to front.

SECOND FLOORING LANDING Approached via a staircase with access to loft, useful built-in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 2" x 12' 4" (3.4m x 3.76m) Having useful built-in storage cupboard with radiator and double glazed window to rear.

BEDROOM TWO 10' 9" x 6' 6" (3.28m x 1.98m) Double glazed window to front, laminate flooring, radiator.

BEDROOM THREE 9' 4" x 8' 5" max 6' 4" min (2.84m x 2.57m) With double glazed window to rear, radiator.

SHOWER ROOM Being well appointed with a white suite comprising double walk-in shower cubicle with tiled surrounds and mains fed shower over, vanity wash hand basin with chrome mixer tap and cupboards beneath, low wc, part tiling to walls, tiled floor, down-lighting, extractor, chrome ladder heated towel rail and opaque double glazed window to front elevation.

We are advised via the vendor that the property is a leasehold property with approximately 93 years remaining on the lease. There is a ground rent payable of £30 per annum and service charge which is also payable of £30 per annum.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent 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.

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