



3 The Barns Mews, Marston Green, B37 7FZ

Asking price £88,000

40% SHARED OWNERSHIP! Mid terrace property in the popular location of Marston Green. In brief the property comprises entrance hallway, lounge, kitchen, downstairs wc, two bedrooms, bathroom, garden and two parking spaces. The property also benefits from double glazing and central heating (both where specified)

Approach

Two parking spaces and access to entrance front door.



Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.

Lounge

14'06" x 12'11" (4.42m x 3.94m)

Double glazed French doors to rear, ceiling light point, radiator and understairs storage.



Kitchen

Having a range of matching wall, base and drawer units, sink with mixer tap over, oven, hob and cooker hood, space for white goods, cupboard housing boiler, ceiling light point and double glazed window to fore.



Downstairs W/C

Double glazed window to fore, low level wc, wash hand basin and ceiling light point.

Landing

Ceiling light point and access to loft void.

Bedroom One

8'10" max x 13' max (2.69m max x 3.96m max)

Double glazed window to rear, ceiling light point, built in wardrobe and radiator,



Bedroom Two

12'1" max x 8'8" (3.68m max x 2.64m)

Double glazed window to fore, storage cupboard, radiator and ceiling light point.



Bathroom

Bath with shower over, low level wc, wash hand basin, radiator and ceiling light point.



Rear Garden

Low maintenance garden enclosed to boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: C

Shared Ownership Charges

Rent Share £265.83

Service Charge £13.69

Buildings Insurance £9.68

Management Fee £4.82

Bromford Housing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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