



## 24 Thornley Grove, Minworth, B76 9RH

**£170,000**

Well presented first floor maisonette in the popular location of Minworth. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms, bathroom and garage en-bloc. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN. This property has an extended lease.

### Entrance Hallway

Radiator, ceiling light point and stairs rising to accommodation

### Landing

Ceiling light point and storage cupboard

### Lounge

10'09" x 16'02" (3.28m x 4.93m)

Double glazed window to fore, inset ceiling spotlights and radiator.



### Kitchen

8'01" x 8'10" (2.46m x 2.69m)

Having a range of matching wall, base and drawer units, space for white goods, integrated cooker and hob, ceiling light point, radiator and double glazed window to rear.



### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, low level wc and ceiling light point.



### Bedroom One

15'10" x 9'07" (4.83m x 2.92m)

Double glazed window to fore, two ceiling light points, radiator and cupboard housing boiler.



### Bedroom Two

9'07" x 9'03" (2.92m x 2.82m)

Double glazed window to rear, ceiling light point and radiator.

### 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.

Peppercorn Lease

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 - B  
EPC Rating - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.