



34 Bickington Road
Birmingham,
B32 3EY

Offers In The Region Of £155,000

...doing things differently



OFFERED FOR SALE WITH NO ONWARD CHAIN!!! A great opportunity for first time buyers and investors. A well appointed and spacious two bed terraced property. Located in a sought after location, well placed for good transport links, close to local shops and amenities, near to popular local schools.

The layout in brief comprises of entrance hall, a spacious lounge/diner, modern kitchen. Heading upstairs is a pleasant landing, two double bedrooms and the house bathroom. Externally the property offers potential of off road parking to front. At the rear of the property is a large and low maintenance rear garden.

AGENTS NOTE-Clients must be aware that the property is constructed with no fines concrete.

Viewing is highly advised!!
AF 21/8/24 V4 EPC=C







Approach

Property offers off road parking potential with a block paved front garden (curb has not been dropped), with flower bed edging.

Entrance Hall

With ceiling light and stairs leading to first floor.

Lounge/ Diner 20'11" x 11'9" max 8'10" min (6.4 x 3.6 max 2.7 min)

A dual aspect room with double glazed windows to front and rear, ceiling lights, two central heating radiators and feature electric fireplace.

Kitchen 10'9" x 8'10" (3.3 x 2.7)

With double glazed patio door and unit to side, ceiling light, a selection of wall and base units with stone affect work top with part tiled walls and stainless steel sink and drainer, gas hob and extractor, electric oven, central heating radiator and vinyl tiled flooring.

Landing

With ceiling light and access to bedrooms and bathroom.

Bedroom one 11'5" into wardrobe x 14'1" (3.5 into wardrobe x 4.3)

A large front facing double bedroom with two double glazed windows, ceiling light and central heating radiator.

Bedroom two 18'0" max 17'0" min x 9'2" (5.5 max 5.2 min x 2.8)

With rear facing aspect, double glazed window, ceiling light and central heating radiator.

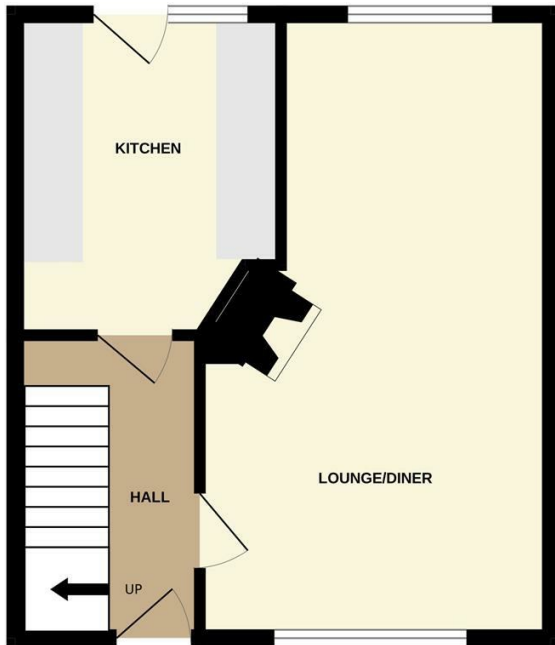
Bathroom

Located to rear of property with two frosted double glazed windows, ceiling light, bath with shower over and tiled surround, low level w.c. and wash basin.

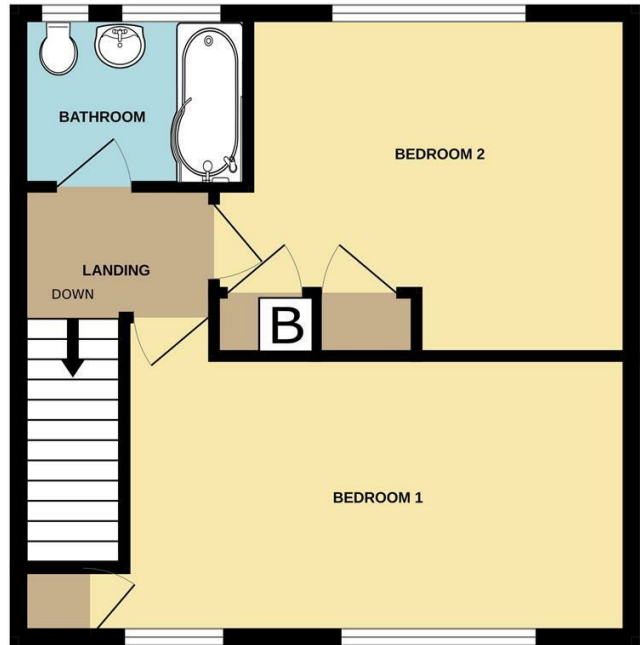
Garden

With paved seating area near to property, part paved and part decking footpath leading to the base of the garden, good sized lawned area, further slabbed seating area at the base of the garden.

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is A

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the

conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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