



**Greenholm Road, Great Barr, B44 8HJ**

**Offers In The Region Of £144,950**

**midland**  
**residential**





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Midland Residential are pleased to present this ground-floor apartment located in a popular and much sought-after location of Great Barr. Being located in a gated development with a secure entrance foyer with intercom access. The property benefits from and being an adapted property allowing for ease of mobility throughout and is ideal for people with restricted mobility. The property briefly consists of and having an entrance hallway with a power-assisted front door, two bedrooms, an adapted wet room, an open plan kitchen and lounge area with lowered kitchen cabinet access with wheelchair access points, with French doors leading through to a communal rear garden. The property further benefits from electric heating (where specified) and double-glazed windows (where specified) and one allocated parking space. The property is ideally situated to local transport links into Birmingham City Centre, Sutton Coldfield and Walsall with access to local shops and school. The property is leasehold with a 106-year lease remaining, an annual service charge of £1,875 approx and a

- Ground Floor Flat
- Two Bedrooms
- Combined Lounge & Kitchen
- Adapted Wet Room
- Electric Heating
- Double Glazed Windows
- Communal Garden
- Allocated Parking
- Council Tax Band B
- EPC Rating D





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ground rent of £150 per annum. At the point of advertising, no ground rent review date has been provided. The property is sold with no onward chain.



## Description

### Approach

Being set back from the road and accessed through a secure electric gated entrance to a communal car park (with one allocated car parking space), leading to a secure entrance door to a ground floor foyer with intercom. access.

### Entrance Hallway

5.93 x 2.22 (19'5" x 7'3" )

Having an electronically assisted front door with push button opening, fitted carpet, electric panel heater, security entrance panel, two storage cupboards housing electric supply and fuseboard, water storage tank ceiling light point, with doors leading thereof

### Reception Room & Kitchen

5.31 x 5.72 into kitchen) (17'5" x 18'9" into kitchen))

Reception Area: Having an electronically assisted door with push button access point, fitted carpet to the lounge area, polished chrome electric heater with fireplace surround, electric panel heater, UPVC double glazed french doors, UPVC double glazed side panels leading a rear decking area with sloped mobility access

point, two ceiling light points

Kitchen area: Having vinyl flooring, a selection of low-level mobility accessible wall and base units with white-fronted door fronts, low-level adapted worksurface with a stainless steel sink inset with hot and cold mixer tap over, "New World" electric oven and grill with electric hob over with an enclosed cooker hood above, a selection of splashback wall tiles, ceiling mounted light fitting, ceiling mounted Expelair extractor fan.

### Bedroom 1

3.34 x 4.22 (10'11" x 13'10")

Having a fitted carpet, built-in wardrobes, wall-mounted electric panel heater, UPVC double glazed windows to rear and ceiling light point

### Bedroom 2

2.83 x 3.40 (9'3" x 11'1")

Having a fitted carpet, wall mounted electric panel heater, UPVC double glazed window to rear and ceiling light point

### Wet Room

2.00 x 1.67 (6'6" x 5'5")

Having a sliding door, anti-slip wet room flooring with an offset drain off point, low-level WC, low-level wash hand basin with hot and cold taps over, electric heated towel rail, low-level Triton electric shower with riser

### Material Information

The property is located within the boundary of Birmingham Council with Council Tax band B. The property is mainly constructed from brick, block and timber with a tiled and flat roof (covering unknown). The electric supply is provided through a normal domestic supply with a standard electric meter and a fuseboard consumer unit. Water and sewerage are managed by Severn Trent Water with a metered point. The property is heated by electric panel heating along with an electric fire with an electric water tank. Broadband is reported as: Standard: 4 Mbps download - 0.5 Mbps upload and Ultrafast: 1000 Mbps download - 100 Mbps upload. Internal Mobile Signal is reported by the leading network providers as Likely with EE and

Three and Unlikely with o2 and Vodafone. The property has adaptations in place for ease of mobility access with wide-opening door frames, power power-assisted front and reception room doors. The property has one allocated parking space and a communal garden. Building Safety, the owner has not reported any safety issues with the structure of the building and the flat is not showing any identifiable safety issues or concerns. No asbestos within the property has been declared, though further checks may be required to satisfy the buyer. Restrictions and Rights and Easements (further details are to be confirmed as no data is currently available). The property is in a low flood risk area, though flood risk insurance is advisable. The property is not located within a coastal erosion area. There are several local planning applications in the local vicinity registered through Birmingham Council although there are no recent applications in place for the advertised property.

### Paragraph

These particulars, whilst believed to be accurate are set out as a general outline

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 firms employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of



## Description

the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

Misrepresentation Act 1967: These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or

warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Tenure: We have been advised by the vendor that the property is Freehold. A prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.









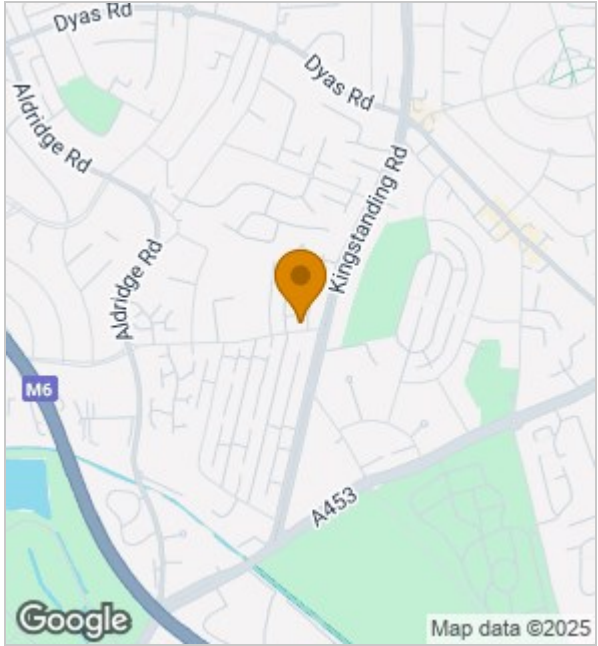


Floor Plans



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Area Map



Energy Performance Graph

