

for sale

offers over **£185,000** Leasehold



Grange Farm Drive BIRMINGHAM B38 8EL

- Energy Rating: Awaited
- First Floor Maisonette
- THREE Double Bedrooms
- Lounge Diner Leading to a Balcony
- Kitchen



Property Details

Entrance Hall

Composite door to the side, stairs rising to the first floor landing and a wall mounted radiator

First Floor Landing

Double glazed window to the side, loft access with ladder and the central heating boiler (in the loft) a storage cupboard, and door off to

Lounge Diner 18' 2" x 11' 1" Max narrowing to 9' 6" Min (5.54m x 3.38m Max narrowing to 2.90m Min)

A double glazed window to the rear, a wall mounted radiator, a door to the balcony and doors to

Balcony

Over looking the rear garden

Kitchen 10' 11" x 10' 1" (3.33m x 3.07m)

A Double glazed window to the rear, a range of wall and base units with integrated electric oven, a gas hob with hood over, a one and a half bowl sink and drainer, a dishwasher and wine cooler with granite work tops

Bedroom 1 13' x 10' 2" (3.96m x 3.10m)

A double glazed window to the front and a wall mounted radiator

Bedroom 2 11' 1" x 9' 10" (3.38m x 3.00m)

A double glazed window to the front and a wall mounted radiator

Bedroom 3 8' 3" x 7' 10" (2.51m x 2.39m)

A double glazed window to the front and a wall mounted radiator

Bathroom

A double glazed window to the side, a bath with over bath electric shower, a hand wash basin and a wall mounted radiator

W.C

A double glazed window to the side and a low level w.c

Externally

Rear Garden

To the rear is a generous garden with lawn, plants and shrubs

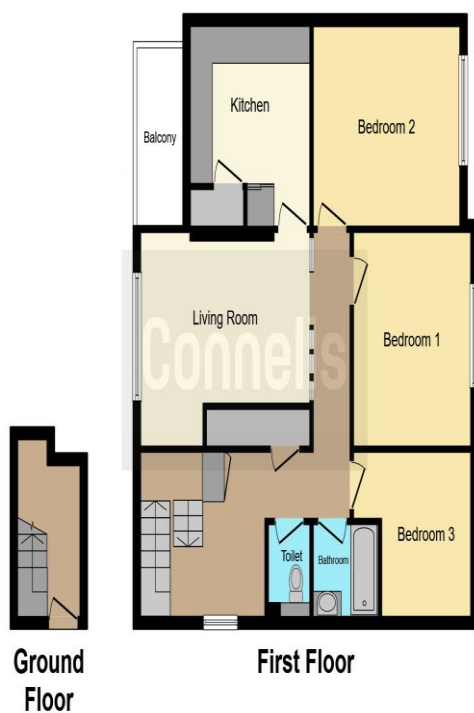
Outside Storage

Brick build with three separate storage areas

Garden Kitchenette And W.C

There is a kitchenette for preparing food whilst in the garden and a separate w.c





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Tenure: Leasehold

EPC Rating: Awaited

Property Ref: KTH310330 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk