



Connells

Guillimot Grove
Birmingham



Property Description

**** NO UPWARD CHAIN ****A very well presented and maintained Two Bedroom Semi Detached Home nestled nicely in a Cul de Sac Location which is accessed via a private walkway with great views around. Parking is conveniently allocated to the rear of the property. Internally the home offers modern day living with features like a Downstairs WC and a Ensuite to the Master Bedroom.

Location is key as we have Local schools, Shopping Amenities close by along with the M5 / M6 Motorway Links

The Property is Leasehold
Approx 108 Years Left
Service Charge £400 PA
Ground Rent £75

Lounge

17' 4" x 12' 8" (5.28m x 3.86m)

Kitchen

10' x 6' 2" (3.05m x 1.88m)

First Floor Accommodation

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)

Ensuite

6' 2" x 5' 11" (1.88m x 1.80m)

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)

Bathroom









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

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907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: C Council Tax
 Band: B

Service Charge: 400.00 Ground Rent:
 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/GBR310977

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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