



**Nursery Drive, Handsworth Birmingham B20 2SW**

**welcome to**

## **Nursery Drive, Handsworth Birmingham**

\*\*\*GROUND FLOOR FLAT\*\*\*TWO BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN\*\*\*BATHROOM\*\*\*DOUBLE GLAZING\*\*\*CHAIN FREE\*\*\*LOCAL TO SCHOOLS AND AMENITIES\*\*\*

### **Note**

Council tax band: B

### **Lounge**

26' 8" into bay x 9' 9" ( 8.13m into bay x 2.97m )

Double glazed bay window to front, double glazed window to rear, laminate flooring, two ceiling light points and electric heater.

### **Kitchen**

11' x 8' 5" ( 3.35m x 2.57m )

Double glazed window to front, wall and base units with work surfaces over, sink and drainer unit, integrated cooker, electric hob, laminate flooring, ceiling strip light and electric heater.

### **Bedroom One**

10' 11" x 7' 10" ( 3.33m x 2.39m )

Double glazed window to rear, built in wardrobe, laminate flooring, ceiling light point and electric heater.

### **Bedroom Two**

10' 11" x 8' 10" ( 3.33m x 2.69m )

Double glazed window to rear, built in wardrobe, laminate flooring, ceiling light point and electric heater.

### **Bathroom**

Bath with shower over, wash hand basin, low level WC, laminate flooring, ceiling light point and heated towel radiator.





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## Nursery Drive, Handsworth Birmingham

- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

**£140,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
GRB110769 - 0002



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