



Nafford Grove, Birmingham B14 5HR

welcome to

Nafford Grove, Birmingham

Spacious three-bedroom first-floor maisonette located in a quiet cul-de-sac on Nafford Grove. The property offers a well-laid-out interior with a separate kitchen, generous living/dining area with access to a private balcony, three bedrooms, and a modern shower room.

Agent Note

The Council Tax Band is A. The length of the lease is 125 years from 29th June 2020.

Lounge

16' 8" x 14' 11" (5.08m x 4.55m)

Doors to balcony, window to rear, radiator, laminate flooring.

Kitchen

9' 9" x 9' (2.97m x 2.74m)

Window, sink * drainer, gas hob, electric oven, full height tiling, tiled floor, space for fridge freezer, integrated washing machine & dishwasher, spotlights.

Bedroom 1

15' 2" x 9' 1" (4.62m x 2.77m)

Window, radiator, laminate flooring.

Bedroom 2

15' 2" x 9' 1" (4.62m x 2.77m)

Window, radiator, laminate flooring.

Bedroom 3

11' 10" x 7' 3" (3.61m x 2.21m)

Window, radiator, laminate flooring.

Bathroom

Towel rail, low level flush w/c, wash hand basin, shower, fully tiled, spotlights.





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welcome to

Nafford Grove, Birmingham

- Three-bedroom first-floor maisonette
- Bright and spacious living/dining room
- Private rear balcony
- Separate fitted kitchen
- Modern shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£145,000



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

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Property Ref:
SLY111880 - 0003

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