

for sale

offers in the region of **£140,000**



Tanworth Grove Birmingham B12 9TU

Two Bedroom GROUND FLOOR Maisonette located in the very sought after area of B12 Birmingham, Ideal first time buyers or investment opportunity, Close to local attractions and transport links.

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Approach

Pathway leading to ground floor flat with double glazed front door with lawn area to the side.

Entrance Hall

Laminate flooring and radiator. 2x storage cupboards one housing boiler.

Lounge

15' x 12' 1" (4.57m x 3.68m)

Double glazed window, laminate flooring, radiator and gas fire.

Kitchen

8' x 7' 1" (2.44m x 2.16m)

Wall and base units, work surfaces over, sink and drainer, cooker point , lino flooring and double glazed window and radiator.

Bedroom One

11' x 11' (3.35m x 3.35m)

Having carpet flooring, built in wardrobe, double glazed window and radiator.

Bedroom Two

11' x 7' 8" (3.35m x 2.34m)

Having carpet flooring, built in wardrobe, double glazed window and radiator.

Bathroom

Bath with shower overhead, wash hand basin, low level w.c, airing cupboard, lino flooring and double glazed window.

Rear Graden

Large 'PRIVATE' garden with lawn area and outbuilding.









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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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

Property Ref: DIG112473 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DIG112473

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 incurred for items such as Leasehold packs.

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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