



*With you every step of the way*

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**41 Priors Way, New Oscott,  
Birmingham, B23 5XJ**

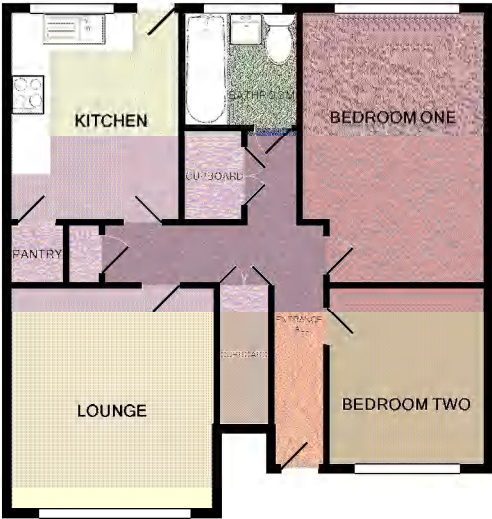
**Asking Price: £94,950**



A recently refurbished two bedroom ground floor maisonette situated in a cul-de-sac location convenient for sought after schools and transport links to local shops and amenities. This well presented property is an ideal first time buy or buy-to-let investment and must be viewed internally for full appreciation benefiting from a re-fitted kitchen and bathroom, generous lounge, rear garden, double glazing and central heating. **NO UPWARD CHAIN.**

Points of interest:

- Communal hallway leading to entrance hallway
- Generous Lounge 3.59m x 3.27m (11' 9" x 10' 9")
- Re-fitted Kitchen 3.43m x 3.03m (11' 3" x 9' 11")
- Bedroom One 4.37m max x 2.96m max 2.53m min (14' 4" max x 9' 8" max 8' 3" min)
- Bedroom Two 2.74m x 2.52m (9' x 8' 3")
- Re-fitted Bathroom with a white suite
- Low maintenance rear garden
- Double Glazing
- Central Heating
- Cul-de-sac location
- NO UPWARD CHAIN



The floor plan is not drawn to scale and is for illustrative purposes only



**Agent's note:** Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Ref: B000905 Date 09/04/14.1.LH/IB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Viewers' notes:**  
Services connected: Electricity, Gas, Water and Drains  
Council tax band: A  
Tenure: Leasehold - 125 years from 20/9/1982 (93 years remaining - 2014)  
Service Charge: £140 per year Ground Rent: £10 per year

