



# Bloore King & Kavanagh

Sales & Lettings



**61 Daventry Grove**  
Quinton, B32 1JA

**Offers In The Region Of £119,950**

## The Property

Offered with NO UPWARD CHAIN is this excellent TWO DOUBLE BEDROOM second floor flat situated within this residential development close to local amenities and with great transport links nearby.

The property has gas central heating, double glazing and briefly comprises: entrance hall with storage, large lounge/diner, spacious kitchen, two double bedrooms one with built in wardrobes, family bathroom and separate WC.

An ideal first time buyer or buy to let investor purchase.  
EPC - D / CT - A

## Entrance Hall

Doors to all rooms. Storage cupboards. Smoke alarm.

## Lounge

6.55m x 3.51m (21'5" x 11'6")

Two windows to side. TV and telephone point. Coving.

## Kitchen

2.86m x 3.49m (9'4" x 11'5")

Window to side. A good Range of eye and low level units incorporating: sink and drainer, space for freestanding cooker, fridge, and washing machine. Two additional storage cupboards. Window to the side.

## Bedroom One

4.10m x 3.52m (13'5" x 11'6")

Window to side. TV and telephone points.

## Bedroom Two

3.24m x 2.50m (10'7" x 8'2")

Measurements: plus wardrobes.

Range of fitted wardrobes with wall mounted boiler. Coving.

## Bathroom

Window to side. A three piece suite comprising: panelled bath with electric shower over and vanity unit wash hand basin.

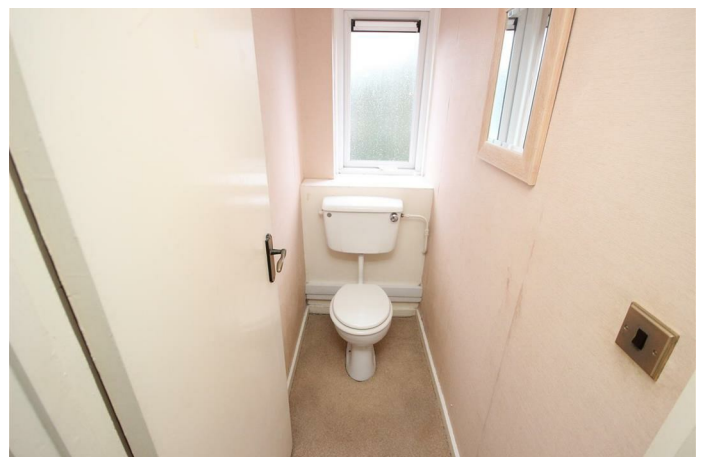
## Separate WC

Window to side and low level WC.

## Leasehold

We are advised by the vendor that the property is Leasehold. We are advised that the lease was 125 years from 23rd July 1990 (92 years remaining as of 2023) Service charge of £271.09 (for the period 01.04.22 to 31.03.23) services charges can vary. GR £10 Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

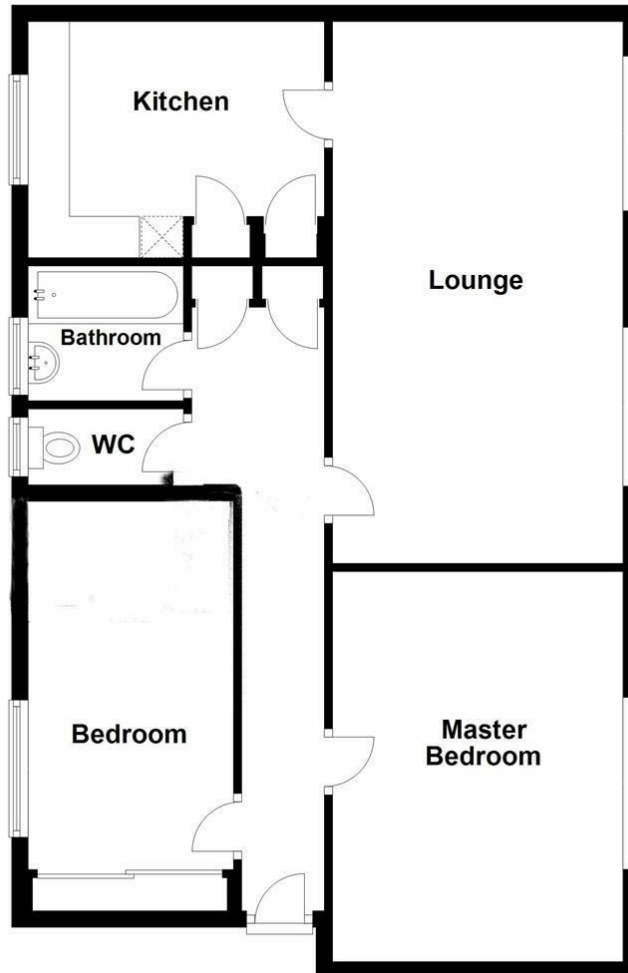
## Brochure Declaration



**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

## Ground Floor



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