

FOR SALE



Fairfield Court, Great Barr

2 Bedrooms, 1 Shower Room, Ground Floor Maisonette

Offers In Excess Of £135,000





- **GROUND FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **LOUNGE/DINER**
- **SHOWER ROOM**
- **GARAGE (en block)**
- **KITCHEN**
- **NO UPWARD CHAIN**

Martin & Co are pleased to offer this spacious ground floor maisonette ideally located off Monksfield Avenue convenient for Schools, shops and excellent transport links all nearby with access to M5 and M6 motorway. This lovely property is approached via an enclosed porch entrance with a door leading to the good sized lounge / dining room ideal to relax and entertain in. There is a kitchen with wall and base units. There are two bedrooms that are accompanied by the shower room. To rear of the property is a garage en block. The property is offered with no upward chain and needs to be viewed internally to fully appreciate the size and accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PORCH

LOUNGE/DINER 17' 4" x 12' 11" (5.28m x 3.94m)

KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m)

BEDROOM ONE 12' 10" x 10' 8" (3.91m x 3.25m)

BEDROOM TWO 9' 7" x 7' 8" (2.92m x 2.34m)

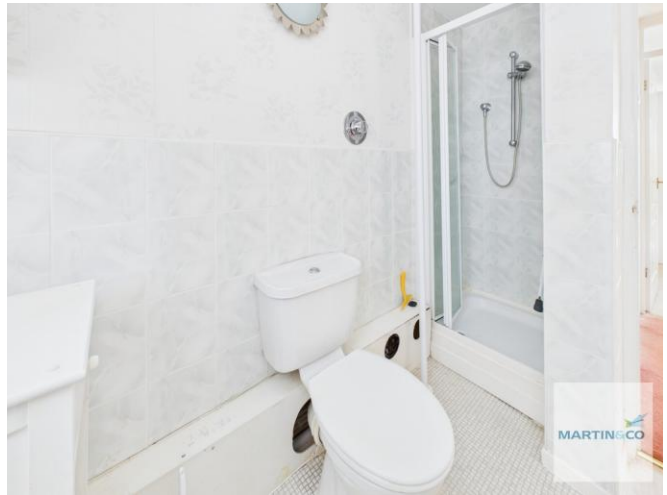
SHOWER ROOM 7' x 5' 5" (2.13m x 1.65m)

GARAGE EN BLOCK

COMMUNAL PARKING

GENERAL INFORMATION COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.



TENURE

Martin and Co has been informed that the property is LEASEHOLD with 189 years from 25.03.1963 . The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

We have been informed the service charge is £2445.20 per annum. Ground Rent £17 per annum Please check confirmation through your solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Martin & Co Sutton Coldfield **0121 321 6090**
 14 Beeches Walk • Sutton Coldfield • B73 6HN
 T: 0121 321 6090 • E: suttoncoldfield@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.