

# HUNTERS®

HERE TO GET *you* THERE



Orford Grove

, Birmingham, B21 0EW

Offers In The Region Of £135,000



Council Tax: A

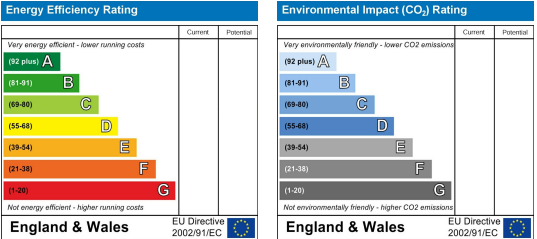
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Handsworth Office on 01215515001 if you wish to arrange a viewing appointment for this property or require further information.



Mid Terrace Residence Requiring Refurbishment Three Bedrooms, Lounge, Kitchen, Ground Floor Bathroom, Hallway Entrance, Front & Rear Gardens Requiring Cultivation No Upwards Chain, EPC tbc, Council Tax Band A

In Need of Refurbishment - Ideal Investment Opportunity

Nestled within a quiet cul-de-sac location, this mid-terrace residence offers an exciting opportunity for those looking to take on a full refurbishment project. Whether you're an investor, a developer, or a first-time buyer seeking a property to put your own stamp on, this home is brimming with potential.

Upon entering the property, you are welcomed by a hallway entrance that provides access to the main living areas. The lounge is positioned to the front of the property and benefits from a large window that allows natural light to flood the space. The room offers ample scope to be reconfigured or modernised into a cosy family area.

To the rear sits the kitchen, which, although requiring updating, offers sufficient space for a range of units and appliances, and has the potential to be opened up to create a more contemporary kitchen/dining layout. Beyond the kitchen is the ground floor bathroom, currently fitted with basic amenities and ideal for complete redesign and upgrade.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

MATERIAL INFORMATION

- Tenure: Freehold
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share: