



Connells

Finsbury Grove
Birmingham



Property Description

Connells are pleased to present this spacious and unique three bedroom maisonette with it's own private garden available with NO UPWARD CHAIN. The property in conveniently located close to popular commuter routes and transport links to the City Centre. The home is situated on the first floor with it's own entrance and features a small balcony as well as a private rear garden and outside storage. Modern fitted kitchen with breakfast bar and pantry cupboard along with spacious living room. Viewing is highly recommended. Accessed via the main front door the property offers a small cloaks cupboard and stairs to the first floor hall.

Entrance Hall

With stairs from the ground floor, built in cupboards and doors to:

Kitchen

Modern fitted kitchen with a range of wall and base units with worktops over, breakfast bar area, pantry cupboard, electric oven, gas hob with cooker-hood over, stainless steel sink and drainer, space and plumbing for dishwasher and washing machine, splashback tiling, radiator and double glazed window

Living Room

With fire installed to the wall, radiator, double glazed window and single double glazed UPVC door to the balcony

Bedroom One

With radiator and double glazed window

Bedroom Two

With radiator and double glazed window

Bedroom Three

With radiator and double glazed window

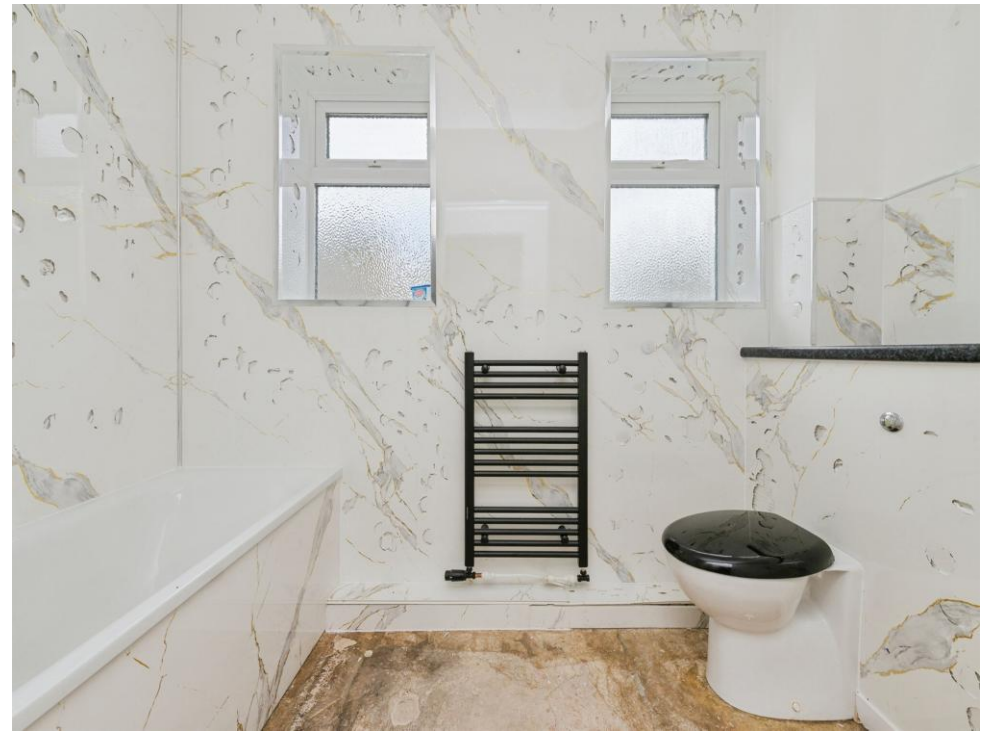
Bathroom

Fully tiled suite comprising bath with shower over and mixer taps, low level WC, wash hand basin, heated towel rail style radiator and two double glazed windows

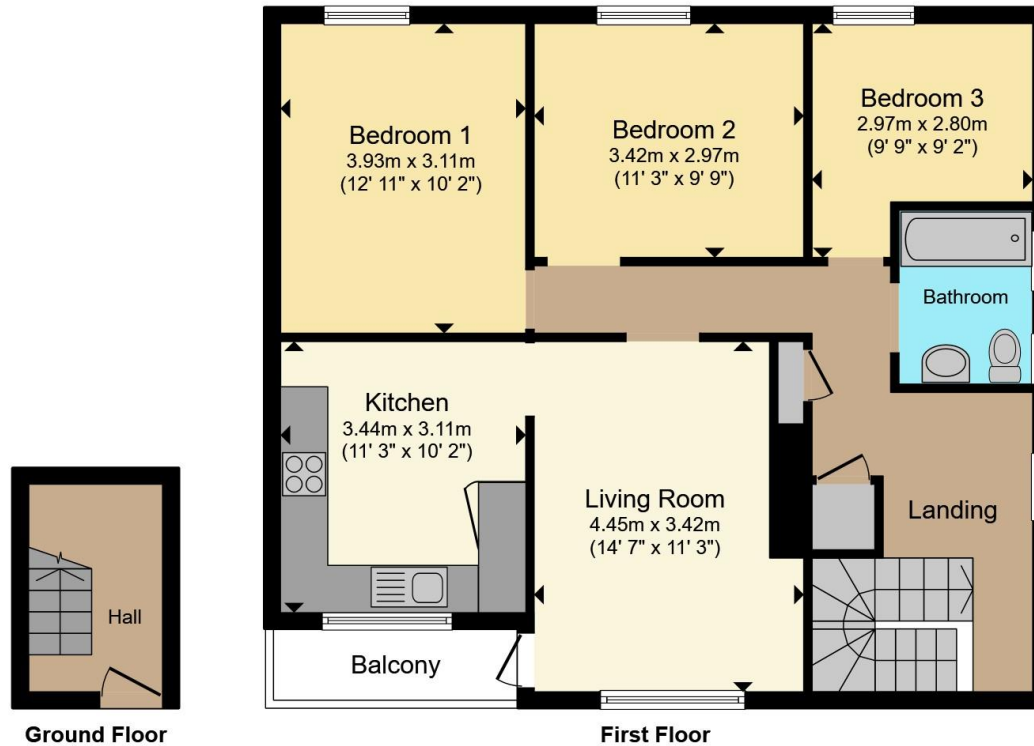
Outside

To the rear of the property block is a private enclosed garden with laid to lawn and patio space, there is also brick built storage.









Total floor area 82.0 m² (883 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: Awaited
Council Tax Band: A

Service Charge: 180.00
Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311428

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311428 - 0004