



Churchfields, Romney Way, Great Barr
Birmingham, B43 7TL

Offers in Excess of £120,000

Great Barr

Offers in Excess of £120,000



Coming to the market chain free, this well-presented first floor two-bedroom apartment is set within the popular Churchfields development on Romney Way.

The accommodation comprises a welcoming hallway, two generous double bedrooms, both with fitted storage, a spacious lounge featuring an electric feature fireplace with ambient flame effect, a good-sized kitchen with a range of wall and base units, and a main family bathroom with W,C, bath, wash hand basin, and a clean white decor.

Further benefits include good parking provision, communal spaces, and a lease with approximately 89 years remaining. Subject to ground rent and service charges.

Ideally located for local amenities, transport links, and within a popular residential setting.

Early viewing is recommended to appreciate the accommodation and location on offer.





Property Specification

CHAIN FREE PURCHASE
TWO DOUBLE BEDROOMS
POPULAR RESIDENTIAL LOCATION
WELL MAINTAINED CONDITION
VIEWING ESSENTIAL

Lounge
10' 0" x 10' 9" (3.05m x 3.28m)

Kitchen/Breakfast Room
11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom 1
9' 11" x 10' 2" (3.02m x 3.10m)

Bedroom 2
8' 7" x 9' 9" (2.62m x 2.97m)

Bathroom

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. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

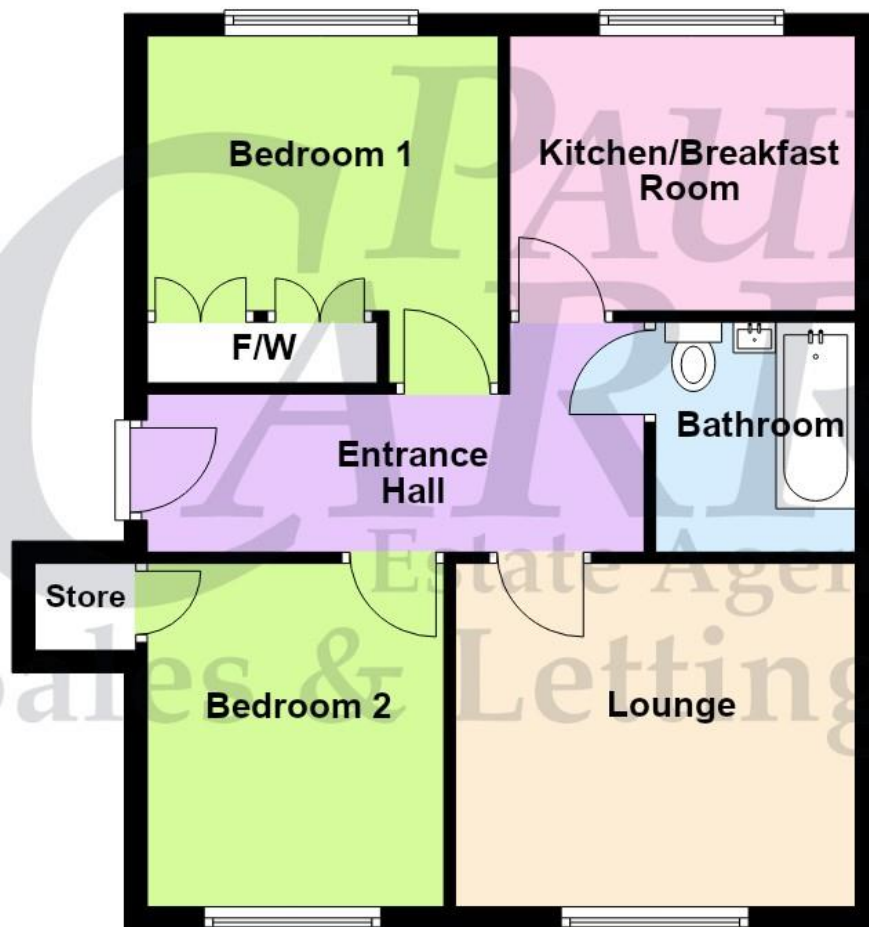
Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: A
Tenure: Leasehold 89 years remaining
Ground Rent: £60 per annum
Service Charge: £662 per 6 months
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

