



Beeches Road, Great Barr  
Birmingham, B42 2QS

Offers Over £100,000

# Great Barr

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*This bright and well-proportioned three-bedroom duplex apartment offers an excellent opportunity for first-time buyers looking to step onto the property ladder.*

The property benefits from an abundance of natural light throughout, creating a warm and inviting atmosphere.

On the first floor, you are welcomed by a spacious entrance hallway leading to a well-appointed kitchen with base and eye level units, a sink with a large window and electric cooker and a separate lounge/diner, ideal for both relaxing and entertaining.

Upstairs, the accommodation comprises three well proportioned bedrooms along with a family bathroom containing, a bath with a shower attachment, w.c and hand basin.

Combining practical layout with generous living space, this home is perfectly suited for modern living and represents fantastic value for buyers seeking their first home or investors alike.

Call us now on 0121 325 1133 to book a viewing.





## Property Specification

BEING SOLD WITH TENANTS IN SITU

THREE BEDROOMS

POPULAR RESIDENTIAL LOCATION

CLOSE TO LOCAL AMENITIES

### Hallway

Kitchen 7' 10" x 11' 6" (2.4m x 3.5m)

Living Room 13' 9" x 18' 1" (4.2m x 5.5m)

Bedroom 1 12' 6" x 9' 10" (3.8m x 3m)

Bedroom 2 10' 10" x 8' 2" (3.3m x 2.5m)

Bedroom 3 9' 2" x 7' 10" (2.8m x 2.4m)

Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)

### 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 gas, electricity, water and drainage  
Council tax band: A  
Tenure: Leasehold- 105 years remaining, lease from 2006  
Ground Rent: £100 per annum  
Service Charge: £352 per annum

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

