Modbury Avenue, Bartley Green, Birmingham B32 3ES

£74,950

archerbassett

LETTINGS AND SALES

EXCELLENT POTENTIAL A first floor one bedroom maisonette set within a popular area close to local amenities and transport links. The property is in need of refurbishment throughout and briefly comprises of hallway, lounge, kitchen, bedroom and bathroom. The property also benefits from double glazing and electric heating throughout and an additional benefits is the rear garden with a brick built storage area.

Hallway
Hallway with window to side and two storage cupboards

Lounge
13'4" x 11'8" (4.06m x 3.56m)
Two double glazed windows to front, fireplace and storage cupboard

Bedroom
11'2" x 9'4" (3.40m x 2.85m)
Double glazed window to front with built in storage cupboard

Kitchen
10'6" x 7'6" (3.19m x 2.29m)
Double glazed window to rear with built in storage cupboard

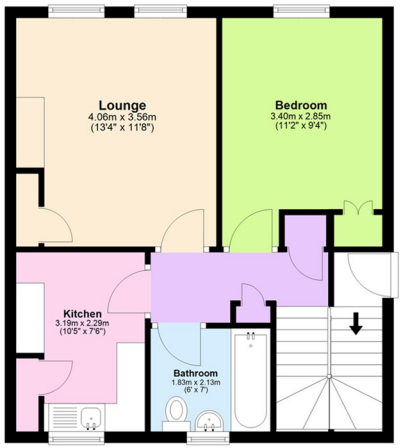
Bathroom
Double glazed window to rear with privacy glass, part tiled bathroom with pink suite to include bath with shower over, W/C and hand wash basin.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

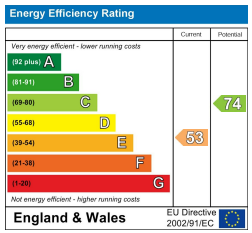
Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Floor Plan
Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 47.3 sq. metres (509.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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