



Fredas Grove, Birmingham B17 0SY

welcome to

Fredas Grove, Birmingham

*** ONE - BEDROOM *** GROUND FLOOR MAISONETTE *** B17 HARBORNE *** SHORT WALK TO HIGH STREET *** COMMUTABLE TO QE HOSPITAL *** CLOSE PROXIMITY TO UOB *** BUY TO LET *** FIRST TIME BUY *** BUS ROUTE *** NO CHAIN***



Agent Note

This property is council tax band B.

Entrance Hall

2 storage cupboards.

Lounge

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed window to front - straight into living room, electric storage heater.

Kitchen

10' x 5' 6" (3.05m x 1.68m)

UPVC door to communal gardens, range of wall & base units, integrated hob & oven (electric), extractor.

Bedroom

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to rear, built in wardrobe storage, no heater.

Bathroom

No window or heater. Bath with electric shower over, low level flush w/c, wash hand basin.



view this property online shipways.co.uk/Property/HBN112068



welcome to

Fredas Grove, Birmingham

- B17 HARBORNE LOCATION
- ONE - BEDROOM MAISONETTE
- COMMUNAL GARDENS
- AMPLE ON ROAD RESIDENTS PARKING
- FANTASIC BUY TO LET OR FIRST TIME BUY

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 908.04

Ground Rent: Ask Agent

offers over

£120,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HBN112068

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HBN112068 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk