



Grove Gardens

Handsworth Wood, Birmingham, B20 2EZ

- Ground Floor Maisonette
- Allocated Parking Space
- Lounge Area
- Fitted Kitchen
- One Bedroom
- Fitted Bathroom
- Double Glazing
- Electric Heating
- Leasehold - 125 Years Remaining
- No Upward Chain & Vacant Possession

**Offers In The
Region Of
£125,000**

EPC Rating 'E'





Property Description

A well-presented ground floor maisonette set within attractive communal gardens in the popular Handsworth Wood area of Birmingham. Ideal for first-time buyers, downsizers or investors, this attractive home offers well-planned accommodation comprising an enclosed entrance porch, a spacious lounge/dining room with contemporary Adam-style fireplace and electric coal-effect fire, fitted kitchen with a range of wall and base units, generous double bedroom with built-in wardrobe and additional storage, and a bathroom fitted with a white suite including bath with electric shower over. The property benefits from double glazing, communal grounds and a pleasant residential setting with easy access to local amenities, transport links and Birmingham City Centre.



Situated at Grove Gardens, B20 2EZ, the property occupies a convenient position within a well-established development in Handsworth Wood, approximately three miles north-west of Birmingham City Centre. The area is highly regarded for its excellent connectivity, with nearby bus routes, rail services from Perry Barr and Hamstead stations, and straightforward access to the A34 and wider motorway network. Residents enjoy a range of local shopping facilities, supermarkets, parks and leisure amenities, together with access to well-regarded schools. Grove Gardens forms part of a mature residential development dating from the late 1970s and early 1980s, offering a peaceful setting whilst remaining close to the heart of the city. Combining comfortable living accommodation with a desirable location, this ground floor maisonette represents an excellent opportunity for owner-occupiers and buy-to-let investors alike.



Communal Approach:

Communal Entrance, Laid Lawn, Borders of Plants, Shrubs, Pathway Leading to UPVC Double Glazed Pattern Obscured Panel Door.

Enclosed Porch:

Ceiling Light Point and Hardwood Panelled Front Door.



Lounge/Dining 16'1" (max) x 9'5" (max):

Ceiling Light Point, Coving to Ceiling, Dado Rail, Double Glazed Window to Front, Contemporary 'Adam' Style Fireplace with Electric 'Coal' Effect Fire with Remote Control, Power Points, Telephone Point, TV Ariel Point, Door to Bedroom and Inner Lobby.

**Inner Lobby:**

Door to Boiler Cupboard Housing Tank System, Doors to Kitchen and Bathroom.

Fitted Kitchen 9'8" (max) x 5'3" (max):

Ceiling Light Fixture with Four Light Points, Wired Smoke Alarm, Double Glazed Window to Front, A Fitted Range of Wall and Base Units, Roll Top Work Surfaces, 'Stainless Steel' Single Sink and Drainer with 'Swan' Neck Mixer Tap, Tiled Splashbacks, 'Stainless Steel' Chimney Extractor, Space for Slot in Cooker, Plumbing for Washing Machine, Power Points and Wood Effect Vinyl Flooring.

Bathroom 5'9" (max) x 5'5" (max):

Ceiling Light Point, Extractor Fan, Double Glazed Pattern Obscured Window to Front, Part Tiled Walls, Bathroom Suite Comprising of Panelled Bath with Mixer Taps, Electric Shower Over Bath, Pedestal Wash Hand Basin, Low Level Close Coupled W/C and 'Wood' Effect Vinyl Flooring.

Double Bedroom (11'5" max/9'6" wardrobe) x (10'5" max/7'6" min):

Ceiling Light Point, Double Glazed Window to Rear, Built in Wardrobe with Sliding Door, Slimline Electric Heater, Power Points and Storage Cupboard with Wardrobe Access.

Communal Garden:

Borders of Shrubs, Hedges with Part Fence Perimeter, Tarmac Parking Available.

Leasehold:

- 125 Years Lease Remaining
- Ground Rent £100 Per Annum
- Service Charge Approximately £900 Per Annum