



Grayshott Close,
Birmingham, B23 6JU

£160,000

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This beautifully presented conveniently located ground floor maisonette occupies an enviable position within close proximity of many amenities including local park, shops, schools and transport links.

Offered with an extended lease upon completion the property itself is accessed via an attractive hallway with storage and doors leading to a lovely living room with patio doors off, a contemporary fitted kitchen, modern bathroom and two well proportioned bedrooms.

Outside there is a superbly kept garden with gated access along with a garage en-block and parking.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED MUCH IMPROVED
GROUND FLOOR MAISONETTE
WITH PRIVATE GARDEN
AND EXTENDED LEASE ON COMPLETION
BRIEFLY COMPRISES;

Hall

Living Room 4.56m (14'11") x 3.25m (10'8")

Kitchen 2.65m (8'8") x 2.63m (8'8")

Bedroom 1 4.53m (14'11") x 2.72m (8'11")

Bedroom 2 3.55m (11'8") x 2.23m (7'4")

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: 22nd May 2026

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: Gas electric, water and drainage
Council tax band: A
Tenure: Leasehold - Extended Lease on Completion.
Ground Rent: £20

Floor Plan

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



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

