



smarthomes

## Anstey Grove

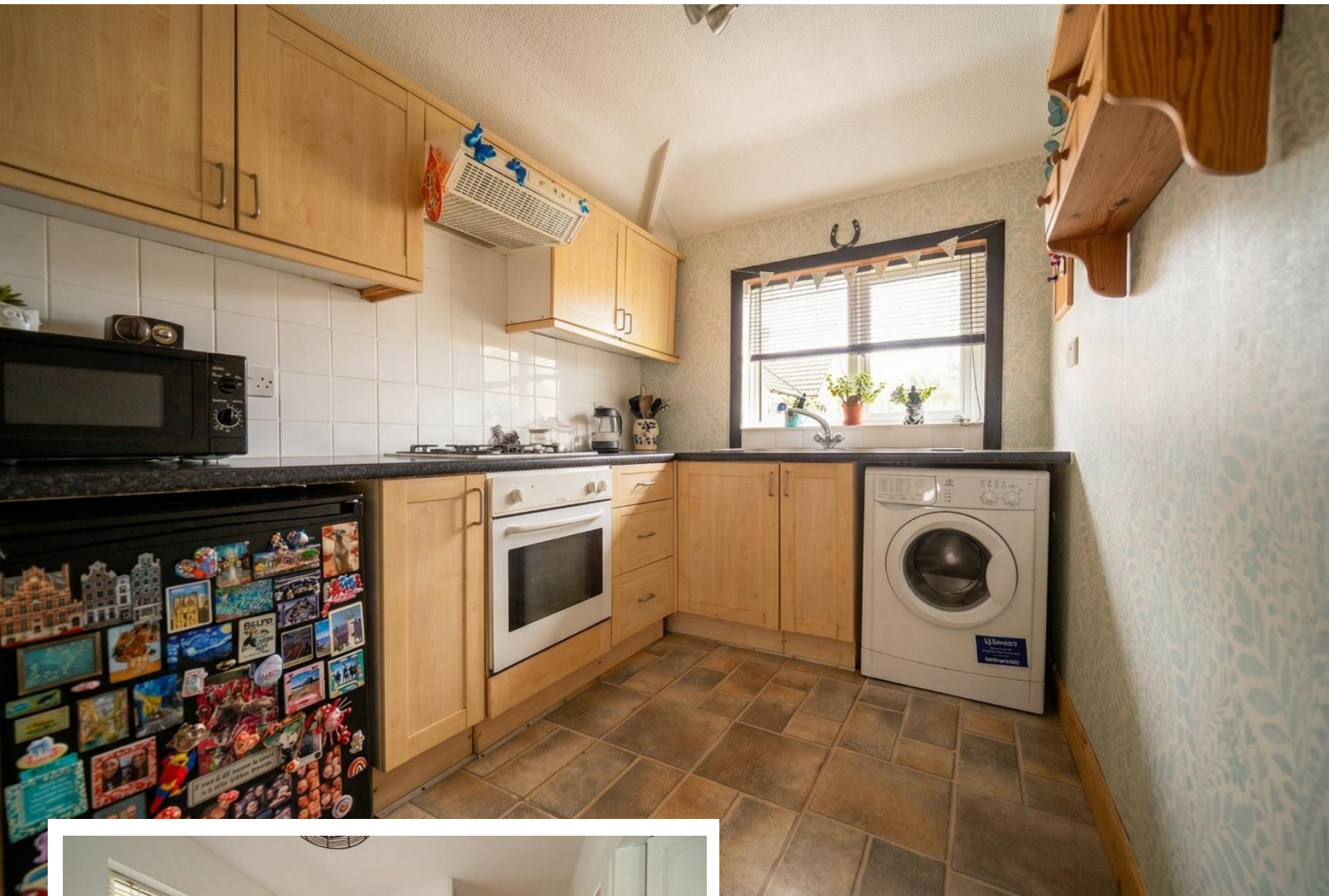
Acocks Green, Birmingham

- A Spacious First Floor Maisonette
- One Double Bedroom With Fitted Wardrobes
- Lounge
- Kitchen & Bathroom
- Good Sized Private Rear Garden
- NO UPWARD CHAIN

**Offers Over £120,000**

Current EPC Rating 70 (C)  
Current Council Tax Band A





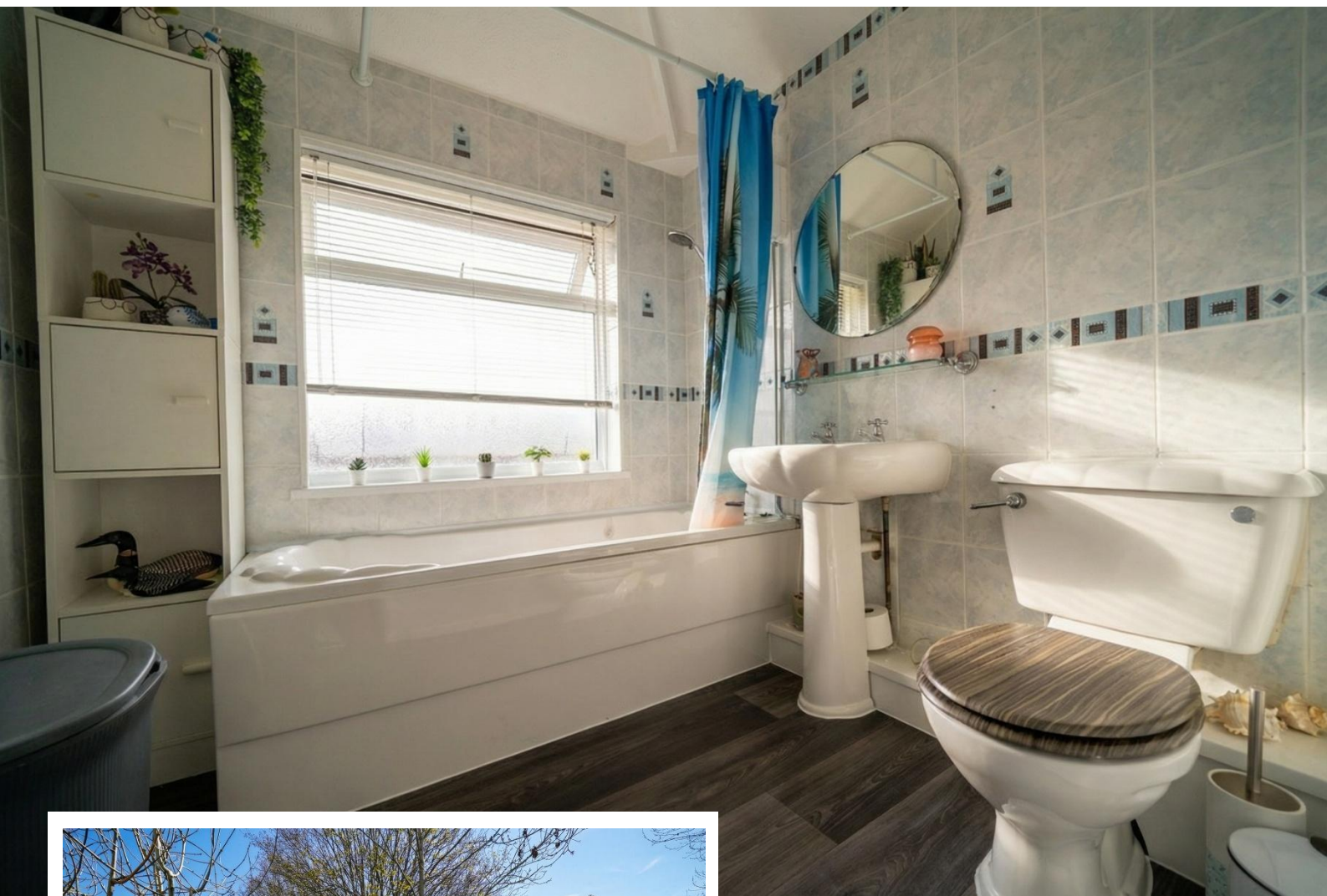
## Property Description

A spacious first floor maisonette offered for sale with no upward chain and briefly affording lounge, kitchen, bathroom and good sized rear garden

### Tenure

We are advised by the vendor that the property is leasehold with approx. 101 years remaining on the lease, a service charge of approx. £172.29 per annum and a ground rent of approx. £10 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor  
Current council tax band – A



## Rooms & Measurements

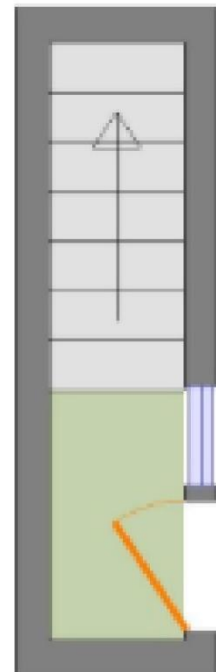
Lounge to Front  
4.01m x 3.02m (13'2" x 9'11")

Bedroom One to Front  
6.05m x 3.89m (19'10" (into wardrobe) x 12'9")

Kitchen to Front  
2.11m x 2.72m (6'11" x 8'11")

Bathroom to Rear  
2.11m x 2.13m (6'11" x 7'0")





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.