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FIND YOUR HOME

31 Montfort Walk

Bartley Green, Birmingham,

B32 3UH

Offers In The Region Of £100,000

On Montfort Walk, Bartley Green, this maisonette offers a great investment opportunity or first time purchase. Located in a convenient location, Montfort Walk is well connected to local amenities, including shops, parks and public transport links into Birmingham.

The first floor maisonette features a hall, with built in storage and stairs to the first floor. The landing offers doors into the kitchen-living area, bathroom and two bedrooms. A storage cupboard in the landing has been conveniently used as a utility space.

With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming property your new home. JH 07/07/2026 EPC=D

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Approach
Via pedestrian walk way leading to storage cupboard and cupboard housing gas and electric meters. Front door leading to entrance hall.

Entrance hall
Door to storage cupboard, central heating radiator, stairs to first floor accommodation.

Hall
Double glazed window to front, central heating radiator, loft access and doors into built in storage cupboard, cupboard housing central heating boiler, utility space, two bedrooms and bathroom.

Bedroom one 12'9" x 10'5" (3.9 x 3.2)
Double glazed window to rear, central heating radiator, door way into the built in storage.

Bathroom
Double glazed obscured window to rear, central heating radiator, pedestal wash hand basin, low level flush w.c. and bath with shower over.

Bedroom two 7'2" x 9'10" (2.2 x 3.0)
Double glazed window to front.

Kitchen 7'2" min 10'2" max x 7'6" (2.2 min 3.1 max x 2.3)
Window to rear, central heating radiator, wall and base units with roll top wood effect surface over, splashback tiling to walls, space for slim line dishwasher, Butler sink with mixer tap, oven, hob and door way into the living area.

Living area 9'10" x 8'6" (3.0 x 2.6)
Double glazed window to rear.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease length is 125 years from 16th June 1997. There is an annual ground rent of £10.00 and an annual service charge of £240.90.

Council Tax Banding
Tax Band is A

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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