



Connells

Kingsbury Road
Erdington Birmingham



Property Description

Connells are pleased to present this unique three bedroom ground floor maisonette located conveniently close to popular commuter routes as well as schools and transport links to the City Centre available now with NO UPWARD CHAIN. The property boasts spacious living accommodation with Living Room, Kitchen, two double bedrooms and one single bedroom, bathroom and separate WC. The property boasts it's own private rear garden accessed via either the balcony/lean-to as well as an external side gate. There are also 2 brick built storage sheds outside. The property has the added benefit of an extended lease and very low service charge. The flat is in need of renovation and is priced accordingly, viewing is highly recommended to appreciate all this home has to offer. Accessed via the main door the property comprises:

Entrance Hall

With a couple of storage cupboards housing meters, radiator and doors to:

Living Room

13' 11" MAX x 11' 2" MAX (4.24m MAX x 3.40m MAX)

With wall mounted gas fire, window to the rear, single glazed feature door and window to the hall and door to the lean-to/balcony

Kitchen

11' MAX x 10' 2" MAX (3.35m MAX x 3.10m MAX)

Fitted kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer, gas connector for freestanding gas cooker, plumbing and space for washing machine, window to rear.

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)

With radiator and window to the front

Bedroom Two

10' TO WARDROBE x 9' 9" (3.05m TO WARDROBE x 2.97m)

With radiator, fitted wardrobes and window to the front

Bedroom Three

10' x 7' 7" (3.05m x 2.31m)

With radiator to wall and window to the front

Bathroom

With bath, wash hand basin, window to the side, airing cupboard housing immersion heater and radiator to wall.

WC

With low level WC and window to the side

Outside

To the front is a block paved pathway to the main road and path.

To the rear is a fully enclosed garden space with patio, shrubs to the rear, side gate and two brick built storage sheds.









Total floor area 71.3 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: F Council Tax
 Band: A

Service Charge: 265.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO309912

This is a Leasehold property with details as follows; Term of Lease 174 years from 02 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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