



# Offers In The Region Of £130,000

## Flat 2, Foxwood Grove, Kingshurst, Birmingham, B37 6HP

- Duplex Maisonette
- Three Bedrooms
- Private Front & Rear Gardens
- 957 Year Lease Remaining
- En-Bloc Garage
- Larger Style Lounge Area
- Bathroom & Separate WC

## EPC Rating

Current: C  
Potential: C

## Council tax band

Band = A

**\*\* NO UPWARD CHAIN \*\* DUPLEX PROPERTY \*\*  
EN-BLOC GARAGE \*\* WELL PRESENTED \*\***

This GROUND FLOOR property is a DUPLEX Maisonette and offers a GREAT FAMILY LIVING SPACE or an INVESTMENT OPPORTUNITY. The property consists of a private front garden area, open covered entrance porch, modern style fitted kitchen, and a lounge to the ground floor. To the first floor there is an open landing area with storage, THREE BEDROOMS, a family bathroom and a separate WC. The property also offers a private rear garden area and an en-bloc garage. Energy Efficiency Rating:-C

### Front Garden

Access gate from the public footpath leading into the private front garden area with flower bed borders, garden laid mainly to lawn and a paved pathway giving access to:-

### Entrance Porch

**16'9" x 4'4" (4.88m'2.74m" x 1.22m'1.22m")**

Covered entrance porch which is open to the front garden bar a low fence divide. Double glazed door to:-

### Kitchen

**16'4" x 10'1" (4.88m'1.22m" x 30.78m")**

Range of wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level oven with a microwave over, an electric hob with a stainless steel effect splash back and extractor above. Plumbing for a washing machine, partly tiled walls, tiling to the floor area, radiator, storage cupboard situated under the stairs rising to the first floor landing area. Double glazed window to the front and a door to the rear into:-

### Lounge

**16'5" x 14'8" (4.88m'1.52m" x 4.27m'2.44m")**

Double glazed window to the rear, double glazed sliding patio doors to the rear allowing access to the rear garden area. Radiator, wood effect fireplace with an electric log effect fire inset.

### FIRST FLOOR

#### Landing

Storage cupboard. Doors to:-n

#### Bedroom One

**14'10" x 8'11" (4.27m'3.05m" x 2.44m'3.35m")**

Double glazed window to the rear, radiator, and a built in wardrobe/storage area.

#### Bedroom Two

**11'8" x 8'11" (3.35m'2.44m" x 2.44m'3.35m" )**

Double glazed window to the front, built in storage cupboard/wardrobe, and a radiator

#### Bedroom Three

**11'9" x 7'2" max 4'9" min (3.35m'2.74m" x 2.13m'0.61m" max 1.22m'2.74m" min )**

Double glazed window to the rear, radiator, and a wall mounted boiler.

#### Bathroom

**8'7" x 4'4" (2.44m'2.13m" x 1.22m'1.22m")**

Suite comprised of a panelled bath with a boiler fed shower over, and a pedestal wash hand basin area. Partly tiled walls, wood effect flooring, radiator, and a double glazed window to the front.

#### Separate WC

**6'2" x 2'5" (1.83m'0.61m" x 0.61m'1.52m")**

Low flush WC, double glazed window to the front, partly panelled and partly tile effect walls, wood effect flooring and a double glazed window to front.

## OUTSIDE

### Rear Garden

Fence perimeters with an access gate allowing access to the rear secure shared access point, paved patio area leading to a garden laid mainly to lawn.

### En-Bloc Garage

We are advised the property has an en-bloc garage

### FURTHER INFORMATION

Original Lease Term - 999 year term  
 Lease remaining - 957 years remaining  
 Ground Rent - £150 PA  
 Service Charge- £1502.69 PA  
 Building Insurance - £485.42 PA

### Flood Risk

Surface Water  
 Yearly Chance - Very Low  
 Yearly Chance between 2040-2060 - Very Low

### Rivers & Seas

Yearly Chance - Very Low  
 Yearly Chance between 2036 - 2069 - Very Low

### OfCom Mobile

Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home  
 O2 Good outdoor  
 3 - Good Outdoor and in-home  
 Vodafone Good outdoor

## Performance across your postal district

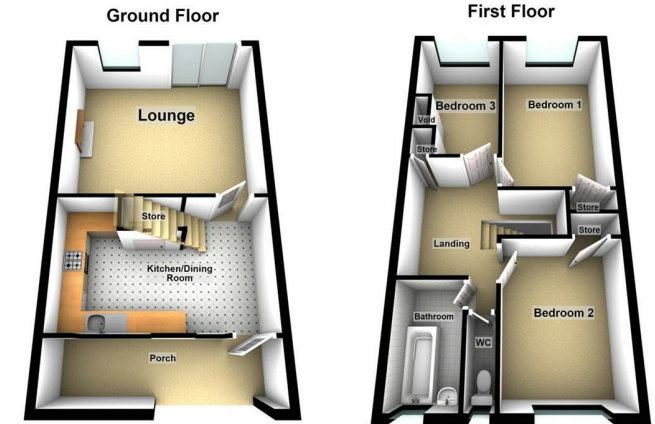
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 90%  
 O2 83%  
 Three 83%  
 Voda 89%

Performance scores should be considered as a guide since there can be local variations.

### OfCom Broadband

STANDARD - Highest available download speed - 1 Mbps. Highest available upload speed - 0.2 Mbps - Availability Good  
 SUPERFAST Highest available download speed - 70 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
 ULTRAFast - Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	71
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



254 Chester Road, Castle Bromwich, B36 0JE  
castlebromwich@primeestatesuk.com