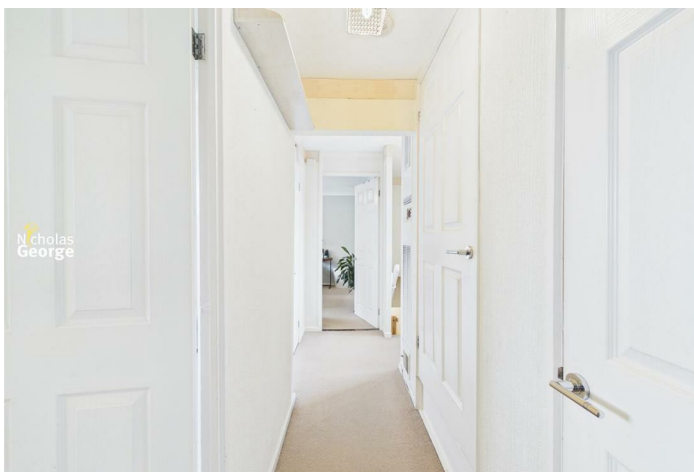


LEASEHOLD



Maisonette - Upper - Council Tax Band A - EPC Rating: D

**10 DAUNTSEY COVERT, BIRMINGHAM, B14**

**5XT**

**Guide Price**

**£110,000**



# 10 Dauntsey Covert, Birmingham, B14 5XT

Well-presented 1st floor maisonette in a quiet cul-de-sac.

The property comprises hallway, storage cupboard, double bedroom with built-in storage, bathroom with separate shower and bath, modern kitchen and spacious lounge/diner. There is parking available for 1 car and the rear of the property has a pleasant outlook over the nearby park.

The property is close to a range of amenities including cafes, shops, and several transport links. Its location and size make it an ideal home for a first time buyer or those looking to downsize.

## Front exterior

Situated at the end of a quiet cul-de-sac, the property is a first floor maisonette. A paved driveway leads to UPVC door which opens to the porch.

## Porch

With tiled flooring, storage cupboard, and door to stairs/hallway.

## Stairs/Hallway

With carpeted flooring, 3 ceiling light fittings and doors to the bedroom, bathroom kitchen and living room. Double-glazed UPVC window to front aspect and controls for Johnson & Starling heating system. Storage cupboard housing copper cylinder. Second storage cupboard with vinyl flooring, 1 ceiling light fitting and wall-affixed shelving.

## Living Room

With carpeted flooring, 2 sets of 3-light ceiling fittings, 2 UPVC double-glazed windows to front aspect and large UPVC double-glazed window to rear aspect. Coving detailing and electric fireplace with coal-effect design and with a marble-effect surround.

## Kitchen

With tiled flooring, partly tiled walls, 3-light ceiling fitting and large UPVC double-glazed window to rear aspect. Matching wall and base units, stainless steel sink with mixer tap and drainer and space and fittings for appliances.

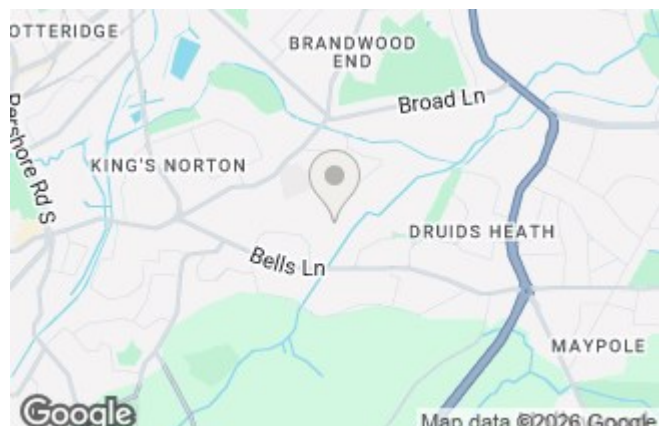
## Bathroom

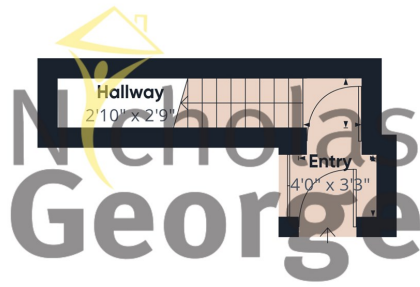
With tiled flooring, partly tiled walls, 7 ceiling spotlights and frosted UPVC double-glazed window to rear aspect. White suite comprising WC, pedestal sink with mixer tap, bath and shower cubicle with aqua panelled walls and electric shower. Loft access.

## Bedroom

Spacious double bedroom with carpeted flooring, 1 ceiling light fitting and coving detailing. Large UPVC double-glazed windows to rear aspect. Door to built-in storage with 1 ceiling light fitting.

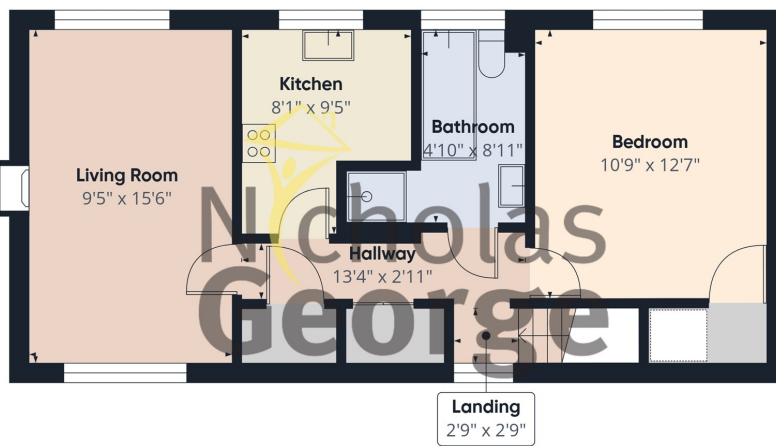






Approximate total area<sup>(1)</sup>  
534 ft<sup>2</sup>

Floor 0



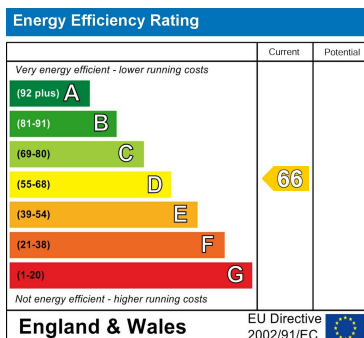
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Performance Graph:



### Tenure:

We understand the property is Leasehold with 99 years remaining on the lease but interested parties should obtain verification from their own solicitor.

### Fees:

We have been informed that annual service charge is £370 and annual ground rent is £10. Both are payable to Birmingham City Council.

Council tax band A.

### Contact us:

Phone: 0121 442 2049

Email: [sales@nicholasgeorge.co.uk](mailto:sales@nicholasgeorge.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

