







### LOCATION

The property can be found in the residential area of Quinton close to it's borders with Harborne giving excellent access to local amenities including the Queen Elizabeth Hospital and Tesco and Asda supermarkets. There are bus routes into Birmingham City Centre and motorway access at junctions 2 and 3 of the M5. The property can be located travelling from the agents office along Ridgacre Road, turn right into Highfield Lane then continue for some distance turning right into Gorsly Piece where the property can be found on the left hand side as indicated by the agents for sale board.

### DESCRIPTION

Ground floor maisonette having its own rear garden with sunny aspect. Set in popular residential area with good public transport links, the property is in need of some updating and improvement and benefits from upvc double glazing and gas central heating (combi boiler) and has a long lease (approximately 113 years unexpired). perfect for either a first time buyer or investor, the accommodation briefly comprises of entrance hall, 19ft lounge,diner, kitchen, double bedroom and bathroom. Externally there is on street parking. EPC Rating: C

**Upvc door leads to Entrance Hall**

### Entrance Hall

Having meter cupboard, laminate flooring, doors to bedroom, bathroom and lounge, single panel radiator and ceiling light point.

### Lounge/Diner 19' 4" x 9' 11" (5.89m x 3.02m)

Rear Facing - Having double panel radiator, two ceiling light points, door to rear garden and doors to large store and kitchen.

### Kitchen 9' 1" x 5' 7" (2.77m x 1.70m)

Front Facing - Fitted with wall and base unit with work surfaces over, inset sink unit, cooker recess, plumbing for washing machine, double panel radiator, ceiling light point, cupboard housing wall mounted combination gas central heating boiler and further storage cupboard.

### Bedroom 15' 7" x 8' 10" (4.75m x 2.69m)

Dual Aspect - Having single panel radiator and ceiling light point.

### Bathroom

Front Facing - Having suite comprising paneled bath with shower over and screen, low level wc, wash hand basin and ceiling light point.



### Frontage

Having brick store, communal lawned frontage and on street parking.

### Rear Garden

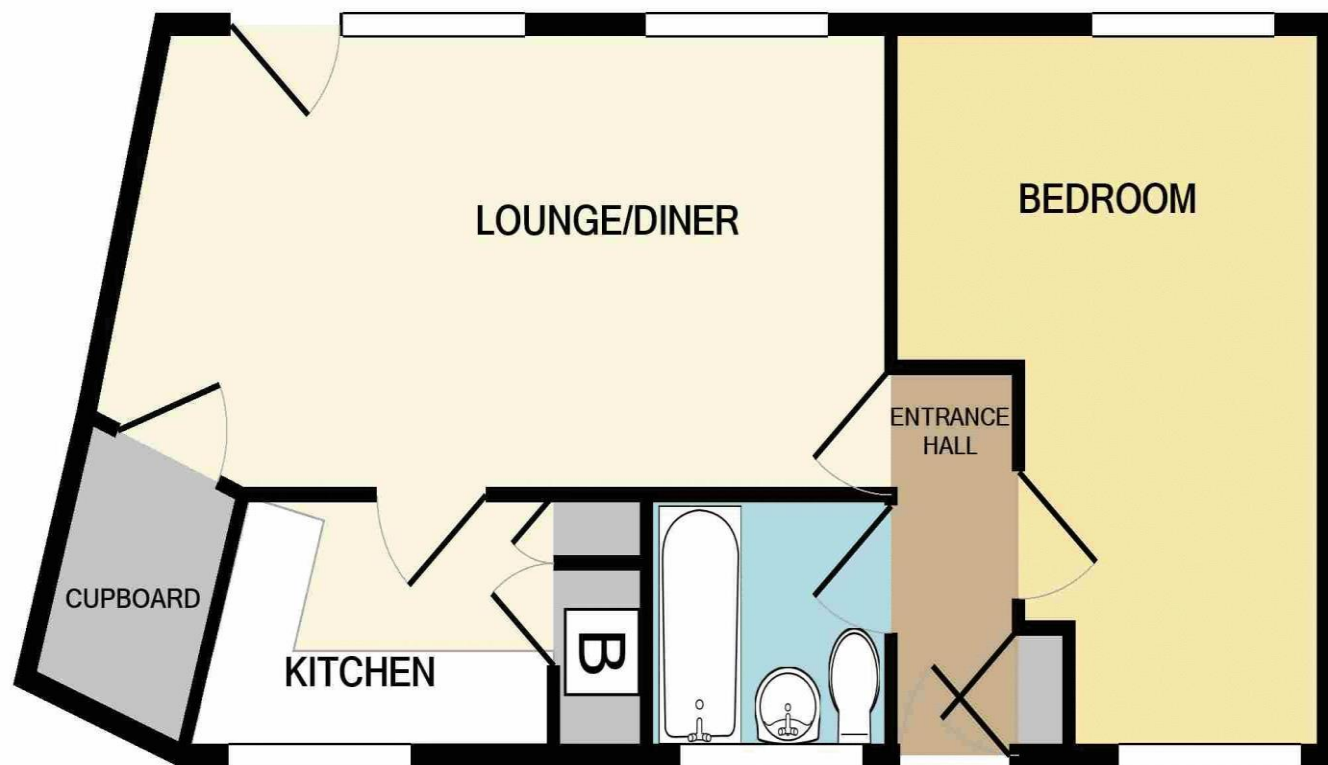
Having lawned rear garden with sunny aspect.

### Tenure

The property is Leasehold and we are informed by clients is held under 125 year lease with approximately 113 years unexpired (at the time of writing). It is subject to a service charge of £280 per annum and ground rent of £10 per annum. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure and any aspects of the Lease.

### Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



#### Energy Rating

Most 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

CURRENT

70

POTENTIAL

72



