

56 Arden Grove, ARDEN GROVE 155,000 GBP

PROPERTY INFORMATION:

Address : Arden Grove, Birmingham, B16 8HG, West Midlands, West Midlands
Category : Sales
Type : For sale

PROPERTY INFORMATION:

Modernised 2 Bedroom Flat
OFFERS IN THE REGION OF
Â£135,000 MODERNISED 2
BEDROOM FLAT SITUATED IN
THIS POPULAR LOCATION.
NO CHAIN.DOUBLE GLAZING
AND ELECTRIC HEATERS ON
THE DOOR STEP OF THE
CITY CENTRE AND
BROADWAYPLAZA
ENTERTIANMENT COMPLEX
AND EDGBASTON
RESERVOIR. FULL

DESCRIPTION A modern style
ground floor flat, situated on the
fringe of the City Centre. Double
glazing and electric heaters (as
specified), hall with store room,
living room, breakfast/kitchen,
two bedrooms, bathroom/wc and
garage in block. Arden Grove
leads off Francis Road in turn
leading between Hagley Road
and Ladywood Road. It is close
to Broadway Plaza and readily
accessible to excellent
amenities around the Broad
Street area, comprehensive City
Centre, shopping facilities as
well as a number of hospitals
and Birmingham University.

Approached from Francis Road
the development is set in its own
grounds with access via a
communal entrance door having
security answer phone system.

A staircase affords access to the
floors. The accommodation
comprises in detail:-

RECEPTION HALL Having
entrance door with spy hole,
security answer phone, airing
cupboard off housing the hot
water cylinder and separate
useful walk in storage room.

LIVING ROOM 17'0 x 10'2
(5.18m x 3.10m) Having double
glazed windows on two sides,

slim line style electric heater and access to the kitchen.

BRESKFASK/KITCHEN 18'4 x 7'4 (5.59m x 2.24m) Having inset single drainer sink top with cupboard below, base unit and appliance space with work tops over, wall cupboards, double glazed windows on two sides, partial tiling to walls and plumbing facilities for washing machine. BEDROOM ONE 14'0 x 11'6 (4.27m x 3.51m) Having double glazed window and electric storage heater.

BEDROOM TWO 14'0 x 8'8 (4.27m x 2.64m) Having double glazed window and electric storage heater. BATHROOM Having panel bath, low flush wc and vanity wash hand basin with mixer tap and cupboards below, partial tiling to walls and double glazed window. OUTSIDE -Garage in separate block.

LEASEHOLD The property is leasehold for a term of 99 years from 1st January 1983 and subject to a ground rent of Â£10.00 per annum. A variable service charge is also payable which we are advised amounted to Â£285 per quarter during 2014. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order,

fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property. GENERAL

INFORMATION FIXTURES AND FITTINGS only those items mentioned in these particulars are included in the sale. Carpets and curtains may be available by separate arrangement with the vendors if required.

TENURE the property is freehold THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FREE VALUATION FOR SALE If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation.

Please contact us to make the appropriate appointment.

LETTINGS If you would like to rent your property out, or

alternatively. rent a property from us, contact our Lettings Department on 0121 471 1105.

MORTGAGE AND FINANCIAL SERVICES We have reinforced our independent position by choosing to use First IF A Mortgage Advisers. They will be happy to discuss your mortgage requirements. Simple, impartial, personal service in a complex world - they have all lenders and life companies at their fingertips. First IF A Mortgages could save you time and more importantly, money. Loans are subject to status and survey. Minimum age is 18. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.** Written quotations are available on request. A mortgage indemnity policy may be required.

BASE INFORMATION:

Bed : 2

Bath : 1

CONVENIENCE: