

Old Church Green, Stechford, Birmingham B33 8QP
£110,000

archerbassett
LETTINGS AND SALES

****EXCELLENT INVESTMENT OR FIRST TIME PURCHASE**** A well presented one bedroom first floor maisonette with double glazing and electric heating. Briefly comprising of entrance hall, spacious lounge with storage cupboard and feature electric fireplace, modern fitted kitchen to include integrated electric oven & hob and fridge freezer. The double bedroom has two built in storage cupboards and the fully tiled shower room incorporates a white suite to include W/C, hand wash basin and corner shower cubicle. Also benefits from having an allocated parking space and lawned front garden.

Entrance Hall

9'8" x 2'9" (2.95m x 0.85m)

Entrance hall with stairs leading to first floor. Additional build in storage.

Lounge

16'0" x 9'11" (4.87m x 3.02m)

Double glazed window to rear, spacious lounge with build in storage cupboard, feature electric fireplace and laminate flooring.

Kitchen

10'0" x 6'6" (3.05m x 1.97m)

Double glazed window to rear, modern fitted kitchen with integrated electric hob and oven and fridge freezer.

Bedroom

8'2" x 13'7" (2.48m x 4.14m)

Double glazed window to front, large bedroom with two additional built in storage cupboards.

Bathroom

5'8" x 6'6" (1.72m x 1.97m)

Fully tiled bathroom, with white suite to include corner shower cubicle, hand wash basin and W/C

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated

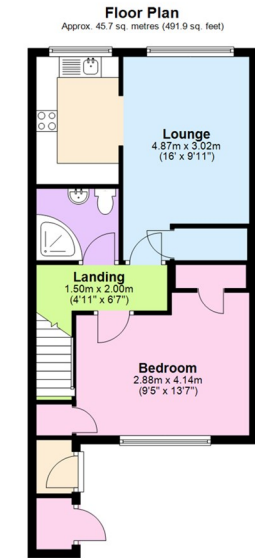
costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

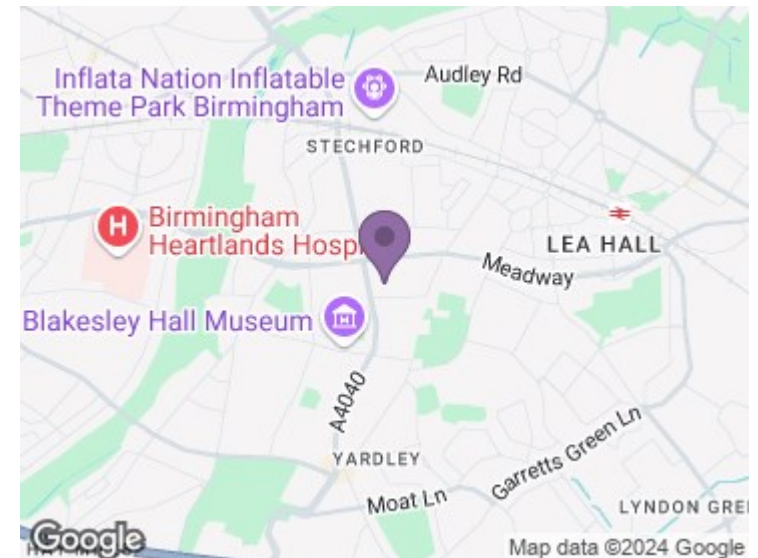
Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



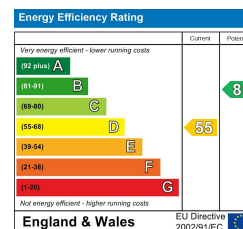
Total area: approx. 45.7 sq. metres (491.9 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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