

Hudsons View Cotteridge Birmingham B30 3ET



****AVAILABLE ON A 25% SHARED OWNERSHIP BASIS WITH THE OPPORTUNITY TO PURCHASE 100% FOR £170,000**** A well presented modern semi detached property offering two good sized bedrooms and allocated parking. EP Rating B

DIRECTIONS

From the Selling Agent's Offices in Mary Vale Road, turn left into Linden Road continue to roundabout, take first exit onto Pershore Road then take third exit on your right into Hudsons Drive, continue a short distance along and turn left into Hudsons View where the property is located on your left hand side.

THE PROPERTY MORE PARTICULARLY COMPRISES OF

GROUND FLOOR

ENTRANCE

Having composite entrance door with double glazed panels to side

HALLWAY

Having wooden flooring, stairs to first floor, central heating radiator and doors to

KITCHEN/DINER 14'01" (4.29m) x 7'10" (2.39m)

Having a range of wall and base units with drawers, worksurfaces, tiled splashbacks, stainless steel single drainer sink with mixer tap, electric oven and grill with four gas ring hob and chimney style extractor over, space for appliances, plumbing for washing machine, central heating radiator and two UPVC double glazed windows.

DOWNSTAIRS W.C

Having wall mounted hand wash basin with mixer tap and tiled splashback, low level dual flush w.c and central heating radiator.

LOUNGE 14'09" (4.5m) x 9'09" (2.97m)

Having wooden flooring, central heating radiator and UPVC double glazed window and door to rear garden.

BEDROOM ONE (FRONT) 14'09" (4.5m) (max) 10'11" (3.33m) (min) x 11'04" (3.45m)

Having built in storage cupboard, central heating radiator and three UPVC double glazed windows

BEDROOM TWO (REAR) 14'09" (4.5m) (max) 11'0" (3.35m)(min) x 9'09" (2.97m)

Having storage cupboard housing gas fired combination boiler, central heating radiator and UPVC double glazed window

BATHROOM

Having part tiled walls, panel bath with shower over, pedestal wash basin with mixer tap and spalshback, low level dual flush w.c, central heating radiator and UPVC double glazed window.

OUTSIDE

FRONT

Offering allocated parking and paved walkway to property.

REAR GARDEN

Having paved terrace area, lawned area, garden shed within fenced boundaries, offering gated side access.

DATA

TENURE

The agent understands the property is leasehold for a term of 99 years from December 2009.

A monthly charge of £323.16 is payable in respect of ground rent and service charge combined.

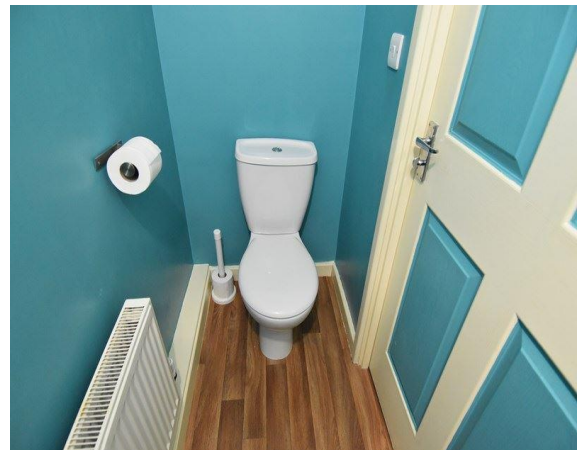
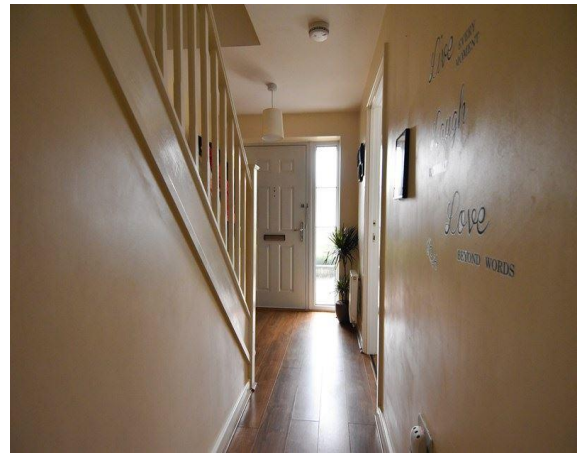
FIXTURES AND FITTINGS

All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale.

THE CONSUMER PROTECTION REGULATIONS

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.

FLOOR PLANS



Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

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.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	