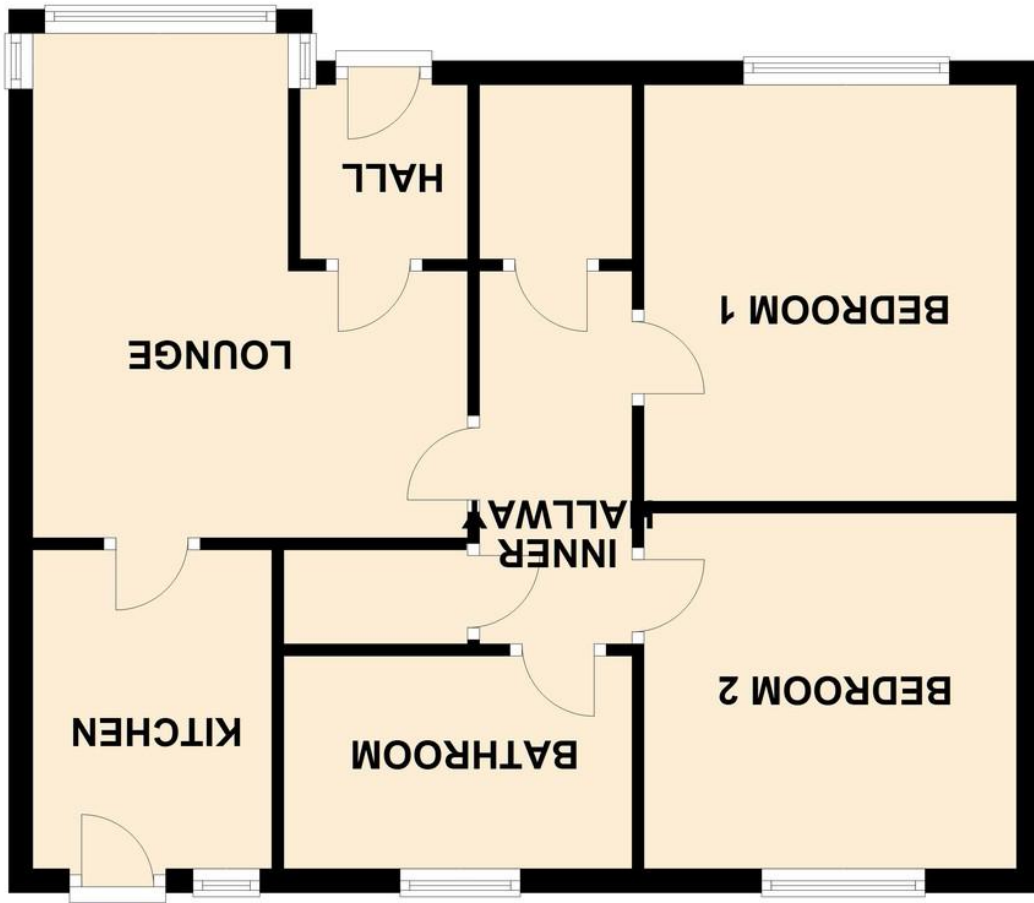


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



GROUND FLOOR

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- A WELL PRESENTED GROUND FLOOR TWO BEDROOM MAISONETTE
- ATTRACTIVE LOUNGE
- WELL FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LUXURY REAPPOINTED SHOWER ROOM
- ATTRACTIVE WELL MAINTAINED ENCLOSED REAR GARDEN

23 Lyneham Gardens, Minworth, Sutton Coldfield, B76 1XH

£195,000



Property Description

Well presented ground floor maisonette occupying this sought after residential location being within easy access of amenities including both shops at Minworth and Walmley, with public transport on hand and transport links providing easy access into Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The well presented accommodation in brief comprises; entrance porch, attractive lounge, well fitted kitchen, inner hallway, two good size bedrooms and luxury reappointed shower room, outside the property is set back behind a neat fore garden and to the rear is a well maintained good sized enclosed rear garden. There is a garage in a separate block. In addition the property benefits from owning the joint freehold with the other owners in the block which means the property benefits from a low service charge, no ground rent and a long lease.

LIVING ROOM 18' 7" max 16' 3" min x 10' 4" (5.66m max 4.95m min x 3.15m) Having wall mounted electric fire, two radiators, walk in double glazed bay window to front, glazed door through to inner hallway and door through to kitchen.

KITCHEN 8' 9" x 8' 1" (2.67m x 2.46m) Having a range of wall and base units with worktop surfaces over incorporating inset sink unit with hot and cold taps and side drainer, space for cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, tiled floor.

INNER HALLWAY Having two useful built in storage cupboards and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 10" x 9' (4.83m x 2.74m) With double glazed window to front and radiator.

BEDROOM TWO 9' 5" x 9' 3" (2.87m x 2.82m) Having radiator and double glazed window overlooking rear garden.

REAPPOINTED SHOWER ROOM Having a white suite comprising; pedestal wash hand basin, low flush WC, walk in double shower cubicle, radiator, opaque double glazed window to rear.

OUTSIDE To the front the property is set back behind a neat lawned fore garden with creteprint pathway and useful storage.



To the rear is a very well maintained good sized enclosed rear garden with full width paved patio and pathway, neat lawn with raised borders, variety of shrubs and trees, garden shed and gated access to rear.

GARAGE 16' 5" x 8' 1" (5m x 2.46m) With up and over door to front. Situated in a separate block to the rear of the property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 999 years remaining. Service Charge is currently running at £54 per six months and is reviewed annually. The Ground Rent is currently running at £0 and is reviewed N/A. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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