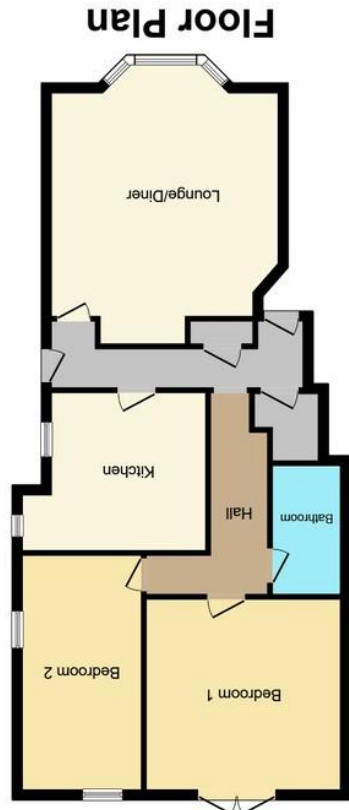


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

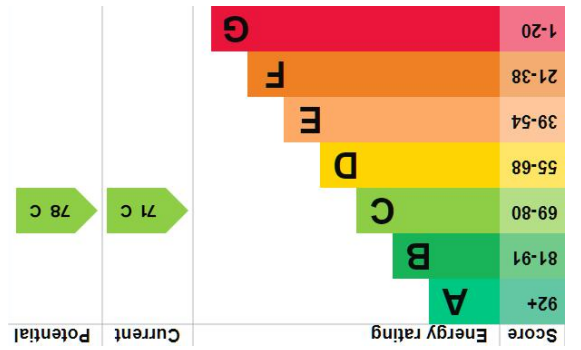
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



**LEGAL READY**

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyer.



Great Barr | 0121 241 4441



- Well Presented Throughout Ground Floor Flat
- Lounge/Diner
- Spacious Kitchen
- Two Double Bedrooms & Bathroom
- Store/Utility



Flat , 14 Devonshire Road, Handsworth Wood, B20 2PQ

£150,000



## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED GROUND FLOOR FLAT would be suitable as a first time purchase, investment or family home. Benefitting from spacious living accommodation this property occupies a much sought-after location with good transport links to Birmingham City Centre. Sold with EXTENDED LEASE upon completion. This extremely unique property needs to be viewed to appreciate the accommodation on offer. Call Green & Company to arrange your viewing.

COMMUNAL ENTRANCE approached via front communal reception door giving access to all flats.

HALLWAY approached via reception door, having ceiling light points, power points, central heating radiator and doors off to all rooms.

LOUNGE/DINER 15' 0" (max.) x 18' 3" (max.) (4.57m x 5.56m) having bay window to front elevation, ceiling light point, power points and central heating radiator.

KITCHEN 11' 5" x 12' 8" (max.) (3.48m x 3.86m) having windows to side elevation, ceiling light point, power points, central heating radiator, a range of matching wall/base units with worktops over, inset sink/drain with mixer tap over, integrated gas hob, integrated oven, ample space for a range of appliances including plumbing for washing machine.

STORE/UTILITY ROOM 6' 7" x 6' 4" (2.01m x 1.93m) having ceiling light point and power points.

BEDROOM ONE 15' 5" x 16' 4" (max.) (4.7m x 4.98m) having windows to rear elevation, patio doors opening to rear garden, ceiling light point, power points and central heating radiator.

BEDROOM TWO 16' 4" x 7' 8" (4.98m x 2.34m) having windows to rear/side elevations, ceiling light point, power points and central heating radiator.

BATHROOM having ceiling light point, a matching suite comprising of bath, wash hand basin, low flush w/c and complimentary tiling to splashbacks.

OUTSIDE

COMMUNAL GARDEN lawned with an array of shrubs/plants.

COUNCIL TAX BAND A Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approx. 49 years remaining on the lease (will be extended upon completion). Current service charge is approx. £850 per annum (paid in two installments) which includes buildings insurance with the ground rent being approx. £60 per annum (paid in two installments) next ground rent review period to take place in 2040. We would advise all interested parties to obtain verification concerning the lease through their Solicitor or Surveyor.

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

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