

FOR SALE

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Barwell Court*, Barwell Road

Bordesley Village, Birmingham, B9 4LB

Midland Residential are pleased to present this two bed first floor flat located in a popular location in Bordesley Village, near Birmingham City centre and local amenities such as bus routes and local shopping facilities. The property benefits from lounge area, fitted kitchen, fitted bathroom and two bedrooms. The property further benefits from gas central heating, double glazed windows, allocated parking and is ideal for a first time buyer or for a buy to let landlord. The property is leasehold with 92 years remaining on the lease, a service charge of £1,165.92 pa approx and ground rent of £100 pa approx. The ground rent is reviewed every 25 years with the next review due in 2042. The furniture in the property is also available which can be agreed with the owner at the point of offer.

Offers In The Region Of £124,950

Flat 28 Barwell Court*, Barwell Road

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- First Floor Flat
- Lounge
- Double Glazed Windows
- Council Tax Band A
- Two Bedrooms
- Fitted Bathroom
- Allocated Parking
- Fitted Kitchen
- Gas Central Heating
- EPC Rating B

Hallway

6'5" x 11'6" (1.96 x 3.51)
Having laminate flooring, central heating radiator, security entry phone, wall mounted mirror, ceiling light point, doors leading to store cupboards and doors leading to

Bedroom 1

10'7" x 9'4" (3.23 x 2.87)
Having laminate flooring, central heating radiator, wallpapered feature wall, UPVC double glazed window to the fore, ceiling light point

Bedroom 2

9'8" x 12'6" (2.96 x 3.83)
Having laminate flooring, central heating radiator, UPVC double glazed window to the fore, ceiling light point

Bathroom

6'0" x 6'2" (1.85 x 1.90)
Having laminate flooring, tiled walls, close coupled WC, wash hand basin with hot and cold water taps, mounted mirror, white bath suite with mixer tap, electric shower and attachments, extractor fan, ceiling light point

Kitchen

6'7" x 7'11" (2.01 x 2.43)
Having laminate flooring, a mix of wall and base units, work surface, tiled walls, central heating boiler, ceiling light point, window to lounge area

Lounge

17'0" x 10'7" (5.19 x 3.23)
Having laminate flooring, central heating radiator, wallpapered feature wall, UPVC double glazed sliding door to the rear, Juliet balcony, UPVC double glazed window to the rear and ceiling light point

Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 The

Agent has not tested any apparatus, equipment, fixture, fittings or services, and so 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 or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

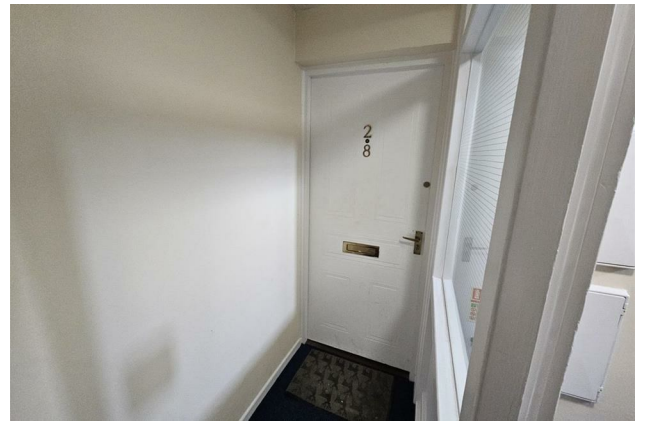
Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by

inspection or otherwise as to their accuracy. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.

Material Information

Please ask the agent for further information





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



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DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so 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 or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

Misrepresentation Act 1967: These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Tenure: We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.