

FOR SALE

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Tregea Rise

Great Barr, Birmingham, B43 5AT

Midland Residential is delighted to offer this well-presented three-bedroom first-floor maisonette, ideally situated in the highly sought-after area of Great Barr. The property benefits from close proximity to local amenities, convenient bus routes, and excellent motorway access.

The property comprises a fitted kitchen, a reception room, a family bathroom, and three well-proportioned bedrooms. Additional features include gas central heating, UPVC double glazing throughout, and available parking.

The property is leasehold with a 105 year lease, £10 per annum ground rent and £37 per month service charge. The vendor has not reported a ground rent review date.

Offers In The Region Of £135,000

10* Treglea Rise

Great Barr, Birmingham, B43 5AT



- Three Bed Maisonette
- Fitted Bathroom
- Gas Central Heating
- Council Tax Band A
- Reception Room
- Allocated Parking
- Leasehold
- Fitted Kitchen
- Double Glazed Windows (w/s)
- EPC Rating C

Approach

Having a communal front lawn, with gated access to a shared enclosed garden area, with a slabbed pathway leading to:

Entrance & Stairs

Having a wooden front door, enclosed store housing gas and electric meters, stairs with centre carpet leading to the first floor:

Hallway

Having laminate flooring, recessed ceiling spotlights, upright central heating radiator, loft hatch access point, doors leading thereof:

Reception Room

10'8" x 15'1" (3.26 x 4.6)
Having laminate flooring, central heating radiator, UPVC double-glazed window to the rear, recessed ceiling spotlighting, door leading to:

Kitchen

10'7" x 7'9" (3.25 x 2.37)
Being accessed through a sliding glass door, having tiled flooring, a selection of modern wall and base units with countertop work surface with a single bowl sink inset with tap over, five ring gas hob inset,

with Samsung electric oven below and Samsung extractor fan over, Ideal Logic logic central heating boiler, splashback wall tiles, UPVC double glazed window to the fore, recessed ceiling spotlights, ceiling mounted heat detector.

Bedroom 1

12'1" x 9'9" (3.7 x 2.98)
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, recessed ceiling spotlights

Bedroom 2

9'4" (widest point) x 7'7" (furthest point) (2.87 (widest point) x 2.33 (furthest point))
Having laminate flooring, central heating radiator, UPVC double-glazed window to the fore, electric consumer fuse board, recessed ceiling spotlights.

Bedroom 3

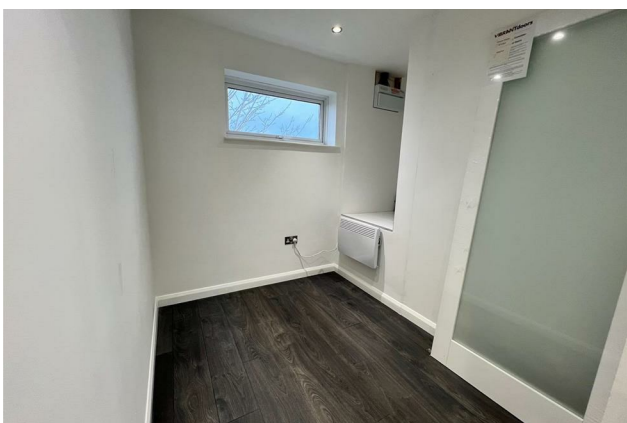
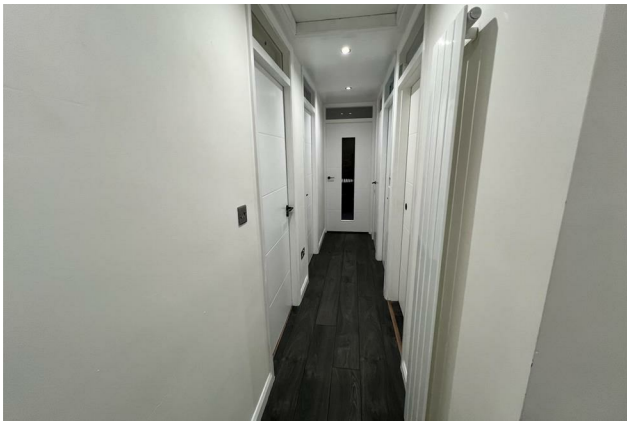
12'1" x 6'3" (3.69 x 1.92)
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, recessed ceiling spotlights

Bathroom


7'9" (furthest point) x 6'8" (widest point) (2.37 (furthest point) x 2.05 (widest point))
Having tiled flooring, P-shaped bath with glazed shower screen, bath filler tap, thermostatic shower bar with shower head attachment riser with riser and overhead rain shower head, wash hand basin with basin tap over and vanity unit below, built-in system WC, central heating heated towel rail, UPVC double glazed window with obscure glass to the fore, splashback wall tiles, recessed ceiling lighting

Material Information

Ask agent for further information



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	



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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 £55.00 per person is payable at the point of the offer being accepted.

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