





**Asking Price £110,000**

**Flat 3, Hopwas Grove, Kingshurst, Birmingham, B37 6EH**

**\*\* NO UPWARD CHAIN \*\* DUPLEX PROPERTY \*\* THREE BEDROOMS \*\* DRIVEWAY \*\* GARAGE \*\***

This THREE BEDROOM duplex property consists of a driveway for one vehicle, open entrance porch area, enclosed entrance porch area, entrance hall, lounge with access to the private rear garden area, and a kitchen. To the first floor there are THREE BEDROOMS and a family shower room. The property is on a Peppercorn Lease - awaiting the monthly charges. Energy Efficiency Rating:- D

### **Front Garden/Driveway**

Paved pathway to the side of the driveway providing off road parking for one vehicle. Lawned area to the side of the pathway with a flower bed area, opening to:-

### **Front Balcony Area**

**17'2" x 4'8" (5.23m x 1.42m)**

Open plan to the front garden area, double glazed door with a window to the side allowing access to:-

### **Entrance Porch**

**3'7" x 2'6" (1.09m x 0.76m)**

Enclosed entrance porch area with a storage cupboard to the side housing the utility meters, and a double glazed window to the front into the canopied entrance area. Wooden style door allowing access to:-

### **Entrance Hallway**

Stairs rising to the first floor landing area, radiator (we have not been able to verify the item working due to utilities being switched off) and doors to:-

### **Lounge**

**16'5" x 14'9" (5.00m x 4.50m)**

Double glazed window to the rear, double glazed sliding patio doors also to the rear

allowing access to the rear garden area. Radiator (we have not been able to verify the item working due to utilities being switched off).

### **Kitchen**

**9'4" x 9'1" (2.84m x 2.77m)**

Range of wall mounted and floor standing base units with a work surface over and matching up-stands incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Lamona eye level oven (we have not been able to verify the item working due to utilities being switched off), Lamona electric hob (we have not been able to verify the item working due to utilities being switched off) and plumbing for a washing machine. Wood effect flooring, under stairs storage cupboard and a double glazed window to the front.

## **FIRST FLOOR**

### **Landing**

Storage cupboard and doors to:-

### **Bedroom One**

**14'9" x 8'10" (4.50m x 2.69m)**

Double glazed window to the rear, radiator (we have not been able to verify the item working due to utilities being switched off), and a built in wardrobe/storage area.

### **Bedroom Two**

**11'6" x 8'11" (3.51m x 2.72m)**

Double glazed window to the front, radiator (we have not been able to verify the item working due to utilities being switched off) and a built in wardrobe/storage area.

### **Bedroom Three**

**11'9" x 7'3" (3.58m x 2.21m)**

Double glazed window to the rear, and a radiator (we have not been able to verify the item working due to utilities being switched off).

### **Shower Room**

**7'10" x 6'11" (2.39m x 2.11m)**

Suite comprised of a walk in shower area with an electric powered rainfall shower head over plus a further detachable shower head (we have not been able to verify the item working due to utilities being switched off). Low flush WC and a pedestal wash hand basin. Spotlights inset to the ceiling area (we have not been able to verify the item working due to utilities being switched off), wood effect flooring, partly tiled walls, ladder style radiator (we have not been able to verify the item working due to utilities being switched off), and two double glazed windows to the front.

## **OUTSIDE**







Private Rear Garden

Rear garden consisting of a paved patio area with a raised low wall divide leading to a raised artificial lawn area.

Services Disclaimer

We understand that the following mains services are available - gas, electricity, water and drainage. Appliances - We have not been able to verify the item working due to utilities being switched off. Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

OFCOM Broadband and Mobile Coverage

OFCOM Mobile Coverage  
Results for 3 Westminster Court

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home  
O2 Good outdoor  
3 Good outdoor, variable in-home  
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2- 78%  
Vodafone 87%  
Three 81%  
EE 88%  
Performance scores should be considered as a guide since there can be local variations.

Ofcom Broadband Coverage  
STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.6 Mbps - Availability Good  
SUPERFAST Highest available download speed - 68 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

Lease Details

Pepercorn Lease 999 years from 1st January 1984, therefore expires 31st December 2983  
Service Charge - Awaiting Details  
Ground Rent - Awaiting Details

