

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Foxwood Grove, Kingshurst, Birmingham, B37 6HP

Offers Over £125,000



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**** NO UPWARD CHAIN ** SECOND FLOOR FLAT ** THREE BEDROOMS ** 88 YEAR LEASE ****

This property currently has a tenant in situ who would love to stay if an investor is looking for another property, but can also be sold without the tenant to a buyer who wishes to reside in the property themselves. This SECOND FLOOR flat is situated in a cul-de-sac location, and consists of a private entrance hallway with further inner hallway, great size family lounge with access to an enclosed balcony area, kitchen, THREE BEDROOMS and a family bathroom. Energy Efficiency Rating:- D

Approach

The property is approached via the public footpath leading to the secure communal fob/buzzer entrance which gives access to the communal entrance hallway, and stairs leading to the private door allowing access to this property

Private Entrance Hallway

6'10" x 3'8" (2.08m x 1.12m)

Store cupboard with two double glazed windows to the rear and a wall mounted boiler. Wood effect flooring and doors to:-

Kitchen

9'10" x 7'1" (3.00m x 2.16m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Plumbing for a washing machine, partly tiled walls, wood effect flooring, and a double glazed window to the rear.

Lounge

16'7" x 11'4" max 10'9" min (5.05m x 3.45m max 3.28m min)

Double glazed window to the front, radiator, coving finish to the ceiling, double glazed door to the balcony area and an internal door to:-

Inner Hallway

9'9" x 3'5" max 2'8"min (2.97m x 1.04m max 0.81mmin)

Doors to:-

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to the front, and a radiator.

Bedroom Two

10'10" x 7'2" (3.30m x 2.18m)

Double glazed window to the rear and a radiator

Bedroom Three

9'3" x 6'8" (2.82m x 2.03m)

Double glazed window to the front into

the balcony area, radiator, and a built in storage/cupboard/wardrobe.

Bathroom

7'1" x 6'7" (2.16m x 2.01m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Panelling to one walls, tiling to two walls, and tile effect flooring. Radiator, and a double glazed window to the rear.

Balcony

Accessed via the double glazed door into the lounge area, the balcony is enclosed with double glazed windows to the front and one to the rear into the third bedroom area.

FURTHER INFORMATION

125 Year Lease from 1989

88 Years approximately left on the lease
Awaiting Ground Rent and Service Charge
Figures



OfCom Broadband

STANDARD - Highest available download speed - 1Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
 SUPERFAST Highest available download speed - 70 Mbps - Highest available upload speed - 20 Mbps - Availability Good
 ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
 Results for 34 Foxwood Grove

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 in-home
 O2 Good outdoor
 3 Good outdoor, variable in-home
 Vodafone Good outdoor and variable 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- 82%
 Vodafone 87%
 Three 79%
 EE 87%
 Performance scores should be considered as a guide since there can be local variations.

