PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Flat 2, Foxwood Grove, Kingshurst, Birmingham, B37 6HP
Offers In The Region Of £130,000



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- Duplex Maisonette
- Three Bedrooms
- Private Front & Rear Gardens
- 957 Year Lease Remaining
- En-Bloc Garage
- Larger Style Lounge Area
- Bathroom & Separate WC

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

** NO UPWARD CHAIN ** DUPLEX PROPERTY ** EN-BLOC GARAGE ** WELL PRESENTED **

This GROUND FLOOR property is a DUPLEX Maisonette and offers a GREAT FAMILY LIVING SPACE or an INVESTMENT OPPORTUNITY. The property consists of a private front garden area, open covered entrance porch, modern style fitted kitchen, and a lounge to the ground floor. To the first floor there is an open landing area with storage, THREE BEDROOMS, a family bathroom and a separate WC. The property also offers a private rear garden area and an en-bloc garage. Energy Efficiency Rating::-C

Front Garden
Access gate from the public footpath leading into the private front garden area with flower bed borders, garden laid mainly to lawn and a paved pathway giving access to:-

Entrance Porch
16'9" x 4'4" (4.88m'2.74m" x 1.22m'1.22m")
Covered entrance porch which is open to the front garden bar a low fence divide. Double glazed door to:-

Kitchen
16'4" x 101" (4.88m'1.22m" x 30.78m")
Range of wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level oven with a microwave over, an electric hob with a stainless steel effect splash back and extractor above. Plumbing for a washing machine, partly tiled walls, tiling to the floor area, radiator, storage cupboard situated under the stairs rising to the first floor landing area. Double glazed window to the front and a door to the rear into:-

Lounge
16'5" x 14'8" (4.88m'1.52m" x 4.27m'2.44m")
Double glazed window to the rear, double glazed sliding patio doors to the rear allowing access to the rear garden area. Radiator, wood effect fireplace with an electric log effect fire inset.

FIRST FLOOR

Landing
Storage cupboard. Doors to:-n

Bedroom One
14'10" x 8'11" (4.27m'3.05m" x 2.44m'3.35m")
Double glazed window to the rear, radiator, and a built in wardrobe/storage area.

Bedroom Two
11'8" x 8'11" (3.35m'2.44m" x 2.44m'3.35m")
Double glazed window to the front, built in storage cupboard/wardrobe, and a radiator

Bedroom Three
11'9" x 7'2" max 4'9" min (3.35m'2.74m" x 2.13m'0.61m" max 1.22m'2.74m" min)
Double glazed window to the rear, radiator, and a wall mounted boiler.

Bathroom
8'7" x 4'4" (2.44m'2.13m" x 1.22m'1.22m")
Suite comprised of a panelled bath with a boiler fed shower over, and a pedestal wash hand basin area. Partly tiled walls, wood effect flooring, radiator, and a double glazed window to the front.

Separate WC
6'2" x 2'5" (1.83m'0.61m" x 0.61m'1.52m")
Low flush WC, double glazed window to the front, partly panelled and partly tile effect walls, wood effect flooring and a double glazed window to front.

OUTSIDE

Rear Garden
Fence perimeters with an access gate allowing access to the rear secure shared access point, paved patio area leading to a garden laid mainly to lawn.

En-Bloc Garage
We are advised the property has an en-bloc garage

FURTHER INFORMATION
Original Lease Term - 999 year term
Lease remaining - 957 years remaining
Ground Rent - £150 PA
Service Charge- £1502.69 PA
Building Insurance - £485.42 PA

Flood Risk
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile
Results for

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.

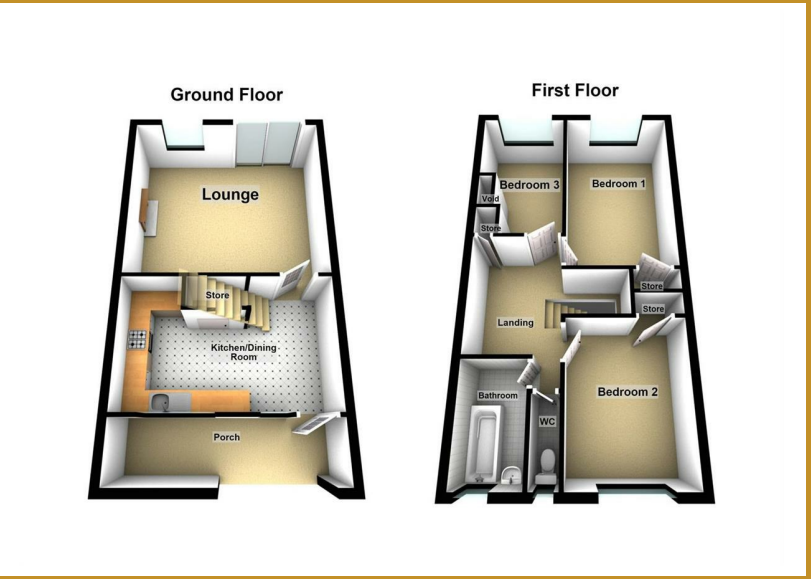
EE- Good outdoor and in-home
O2 Good outdoor
3 - Good Outdoor and in-home
Vodafone Good outdoor

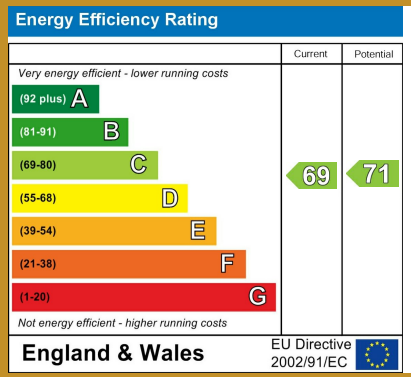
Performance across your postal district

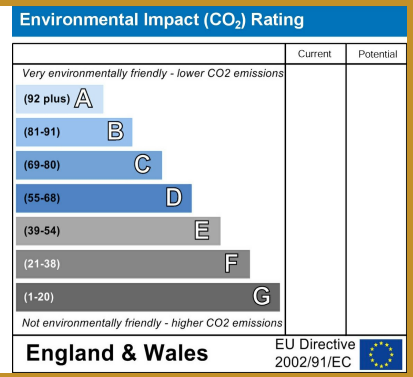
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 90%
O2 83%
Three 83%
Voda 89%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband
STANDARD - Highest available download speed - 1 Mbps. Highest available upload speed - 0.2 Mbps - Availability Good
SUPERFAST Highest available download speed - 70 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good















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