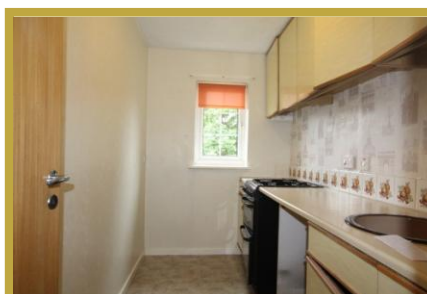




Lisures Drive, New Hall, Sutton Coldfield, B76 1BG

- ⌘ First Floor Maisonette
- ⌘ Offering Scope & Potential
- ⌘ One Double Bedroom
- ⌘ Spacious Living Room
- ⌘ Fitted Kitchen
- ⌘ Bathroom
- ⌘ No Upward Chain
- ⌘ Energy Rating Band TBC

Purchase Price £90,000



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk
0121 355 0555

IDEAL INVESTMENT OPPORTUNITY - A modern style first floor maisonette situated on the popular New Hall development. Being within easy access of the shops and amenities at Sutton Coldfield town centre. The property which offers scope and potential briefly comprises: Entrance hall, living room, fitted kitchen, one double bedroom, bathroom and garage in separate block. NO UPWARD CHAIN.

ENTRANCE PORCH Glazed door with stairs to first floor landing and door to:

LIVING ROOM 16' 1" x 12' 11" (4.9m x 3.94m) Double glazed window to front, brick built fireplace with gas fire connected, door to:

INNER HALL Airing cupboard housing hotwater cylinder and shelving, access to loft and doors off to kitchen and bathroom.

KITCHEN 10' x 5' (3.05m x 1.52m) Having a range of wall and base units with roll top work surfaces over incorporating double sink unit with mixer tap, space for cooker, space and plumbing for washing machine, double glazed window to front.

BATHROOM Suite comprising WC, pedestal wash hand basin, panelled bath with electric shower over, tiled splash back surrounds and opaque double glazed window to side.

BEDROOM 10' 6" x 12' (3.2m x 3.66m) Having useful built-in storage cupboard, wall mounted heater and double glazed window to rear.

COMMUNAL GROUNDS This property is set within communal grounds with pathways, bin store.

GARAGE Situated in separate block.

AGENTS NOTE

We have been informed by the vendor of the following:
Ground rent £40.00 pa
63 years unexpired on the Lease

GENERAL INFORMATION

VIEWING Sutton office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 355 0555 to arrange to speak with an expert.

USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.birmingham.gov.uk/schools

PLANNING APPLICATIONS www.birmingham.gov.uk

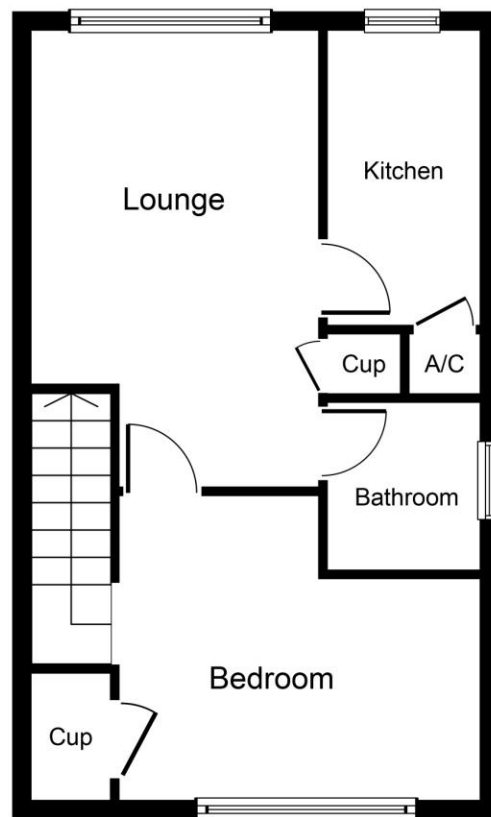
LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



Lisures Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

