



Beasley Grove, Great Barr  
Birmingham, B43 7HG

Guide Price £100,000



### No Upward Chain - Spacious Two-Bedroom Ground Floor Maisonette in Great Barr

Offered for sale with no upward chain, this well-proportioned two-bedroom ground floor maisonette is located in the sought-after Beasley Grove development in Great Barr.

As you approach, you are welcomed by a secure porch with a useful external storage cupboard. The hallway leads into both the kitchen and lounge. The kitchen is fitted with a modern selection of wall and base cabinets and comes equipped with an oven, washing machine, dryer, and fridge freezer. The lounge is a generously sized room, featuring a large front-facing window that allows plenty of natural light to fill the space. A second hallway leads to two bedrooms, with the principal bedroom being a spacious double.

The accommodation is completed by a shower room, which includes a tiled suite with a shower enclosure, wash hand basin, and W.C.

The property currently has a short lease of under 40 years; however, the owners will extend the lease upon completion of a sale. We understand the following and recommend that your solicitor verifies a monthly maintenance charge of £85.00 per month and an annual ground rent of at £14.00. Requiring some refurbishment to suit a new owners needs, this maisonette is ideal for first-time buyers, downsizers, or investors.

**This Property is Being sold by Paul Carr Modern Auction.** Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Property Specification

GROUND FLOOR MAISONETTE  
TWO BEDROOMS  
SPACIOUS LOUNGE  
SEPERATE KITCHEN  
NO UPWARD CHAIN

Porch

Hallway  
12' 2" x 3' 3" (3.7m x 1m)

Kitchen  
10' 6" x 6' 3" (3.2m x 1.9m)

Lounge  
15' 1" x 13' 1" (4.6m x 4m)

Bedroom One  
11' 10" x 12' 10" (3.6m x 3.9m)

Bedroom Two  
9' 2" x 9' 6" (2.8m x 2.9m)

Shower Room  
6' 3" x 7' 3" (1.9m x 2.2m)

### Viewer's Note:

Services connected :mains electricity.water and drainage  
Council tax band: A  
Tenure: Leasehold -lease to be extended on completion  
Ground Rent: £14 per annum  
Service Charge: £85 per month

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location

