



Blenheim Court, Blenheim Way, Great Barr,
Birmingham, B44 8LF

£100,000

Great Barr

£100,000



Benefitting from a lease extension on completion, this first floor well proportioned two-bedroom flat is ideal for First Time Buyers and located in this popular cul de sac location.

Accessed via a communal hall, stairs lead up to the first floor with a door to the reception hall, off which is the lounge as well as the kitchen which has some fitted units, spaces for a cooker, fridge / freezer and washing machine and there is a window. The lounge is an impressive size and has a picture window overlooking the rear garden and also provides space for a dining table and chairs. A door leads into the inner hall which provides access to two good size bedrooms, the main bedroom is a particularly spacious double with a window to the rear, whilst the second bedroom is also a double and there is a window. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the side.

Outside the gardens are well maintained, there is a garage located in a separate block and this double glazed property must be viewed to fully appreciate the space on offer.





Property Specification

LEASE EXTENSION ON COMPLETION
FIRST FLOOR
TWO BEDROOMS
IDEAL FOR FIRST TIME BUYERS
POPULAR CUL DE SAC LOCATION

Lounge
5.16m (16'11") x 3.32m (10'11")

Bedroom 1
3.63m (11'11") x 3.48m (11'5")

Bedroom 2
3.49m (11'6") x 2.89m (9'6") max

Kitchen
2.98m (9'9") x 2.70m (8'10")

Bathroom
2.40m (7'10") x 1.82m (6')

Garage on separate block

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: 21st July 2023

Viewer's Note:

Services Connected: Electric Water Drainage

Council tax band: A

Tenure: Leasehold - there will be APPROX 140 Years remaining on Extension of Lease.

Ground Rent - None

Service Charge - £1,645.20 PA

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

