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56 Nether Hall Avenue, Birmingham, West Midlands. B43 7EU

Offers in the region of £220,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

LINK DETACHED COACH HOUSESPACIOUS THROUGHOUT***SOUGHT AFTER LOCATION***TWO DOUBLE BEDROOMS***AMPLE LOUNGE/DINING ROOM***MODERN KITCHEN***GOOD SIZE FAMILY BATHROOM***EN-SUITE TO MASTER BEDROOMS***GARAGE WITH UTILITY AND DRIVEWAY*** A fantastic opportunity to purchase this unique property situated on the popular Nether Hall Estate in Great Barr. Conveniently located to sought after primary and secondary schooling, amenities, transport links and motorway networks. A coach house style home with accommodation in brief comprising ample lounge/dining room, modern kitchen, two double bedrooms; master having en-suite shower room and good size family bathroom. Outside is garage with utility to the ground floor running underneath the property and driveway to the fore.

FEATURES

- LINK DETACHED COACH HOUSE
- TWO DOUBLE BEDROOMS
- AMPLE LOUNGE/DINING ROOM
- FAMILY BATHROOM AND EN-SUITE TO MASTER BEDROOM
- NETHER HALL ESTATE GREAT BARR
- GARAGE AND UTILITY
- DRIVEWAY TO FORE
- CONVENIENT SOUGHT AFTER LOCATION



ROOM DESCRIPTIONS

Approach

Approached via a driveway with door and stairs rising to the accommodation.

Lounge/Dining Room

23' 7" x 11' 0" max (7.19m x 3.35m)

Kitchen

11' 0" x 6' 9" max (3.35m x 2.06m)

Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

En-suite

6' 9" x 6' 8" (2.06m x 2.03m)

Bedroom

11' 4" x 8' 5" (3.45m x 2.57m)

Bathroom

8' 8" x 6' 9" (2.64m x 2.06m)

Utility

5' 4" x 4' 0" (1.63m x 1.22m)

Garage

17' 11" x 8' 8" (5.46m x 2.64m)

Leasehold details

999 year lease from 2007

£2.00 per annum ground rent

Approximately £137.00 per half yearly service charge.

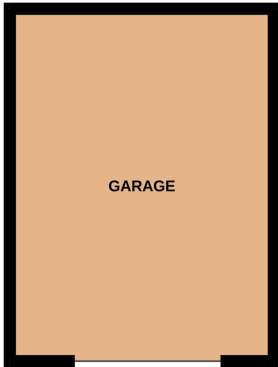




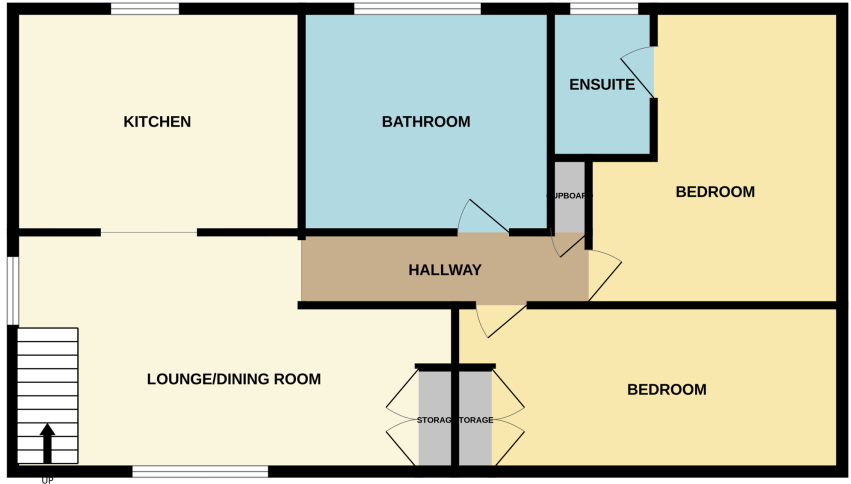


FLOORPLAN & EPC

BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	