

home4 **sale.co.uk**  
**rent.co.uk**

Flat 3, 73 Broughton Court, Gainsborough Crescent,  
Birmingham, West Midlands. B43 7TR

Offers in excess of £125,000 Leasehold

SOLD STC



## PROPERTY DESCRIPTION

\*\*\*SUPERB LOCATION\*\*\*GROUND FLOOR FLAT\*\*\*TWO DOUBLE BEDROOMS\*\*\*LOUNGE\*\*\*AMPLE KITCHEN/BREAKFAST ROOM\*\*\*SHOWER ROOM\*\*\*TERRACE AREA TO REAR\*\*\*ALLOCATED PARKING\*\*\*NO UPWARD CHAIN\*\*\* A fantastic opportunity to purchase this spacious, ground floor flat situated on the ever popular Pheasey Estate in Great Barr. Located within easy reach of sought after primary and secondary schooling, amenities and motorway networks, offered with an extended lease and NO UPWARD CHAIN.

Accommodation in brief comprises, communal entrance hallway giving access to the ground floor accommodation comprising of private entrance hallway, lounge, two double bedrooms, ample kitchen/breakfast room and shower room. Outside is parking and southerly terrace to the rear.

## FEATURES

- GROUND FLOOR FLAT PHEASEY ESTATE GREAT BARR
- TWO DOUBLE BEDROOMS
- LOUNGE
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- ALLOCATED PARKING
- SOUTHERLY TERRACE
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Approach

Approached via communal parking and communal gardens with door giving access to a communal entrance and door giving access to the ground floor accommodation.

### Entrance Hallway

Having a storage cupboard and doors giving access to all rooms.

### Lounge

10' 10" x 9' 10" (3.30m x 3.00m)

### Kitchen

14' 09" x 9' 10" (4.50m x 3.00m)

### Bedroom One

12' 06" x 9' 1" (3.81m x 2.77m)

### Bedroom Two

9' 08" x 8' 07" (2.95m x 2.62m)

### Shower Room

6' 03" x 6' 1" (1.91m x 1.85m)

### Terrace to Rear

A paved raised terrace.

### Service charge and ground rent

Hi there will be an extended lease to 125 years on completion.

Ground rent is £70.00 per annum.

Service Charge is £905.64 per annum.

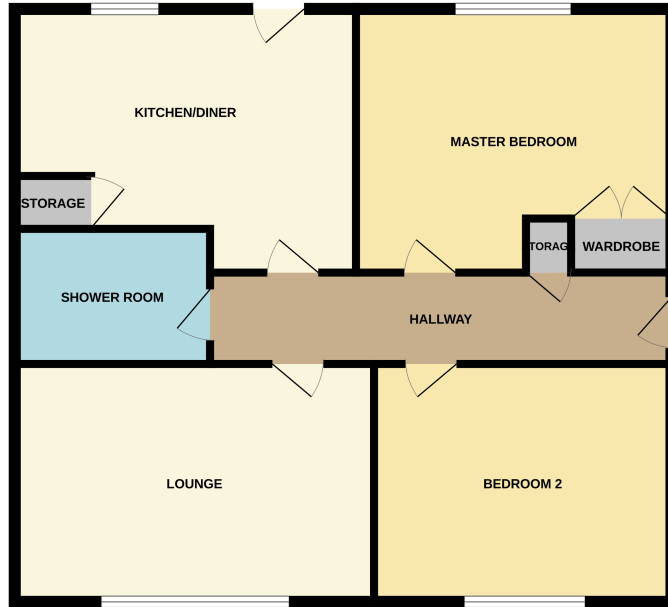






# FLOORPLAN

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of goods, fixtures, fittings 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.  
Made with Measure 3D/24