



Offers In The Region Of £115,000

Block 1, Palmers Grove, Bromford Bridge, Birmingham, B36 8PP

**** NO UPWARD CHAIN ** THREE BEDROOMS ** FIRST FLOOR FLAT ** ALLOCATED PARKING ****

This FIRST FLOOR flat is being offered with NO UPWARD CHAIN and consists of an entrance hallway with storage cupboards leading to a further inner hallway which gives access to the lounge area, kitchen, THREE BEDROOMS and a bathroom. We are advised there are 71 years remaining on the lease. The property has the use of the communal front and rear gardens, communal bin area, and drying area. There is an allocated parking space specifically for this flat within the parking area at the back of the main building. Energy Efficiency Rating:- E

Approach

The property is approached via the communal front garden consisting of lawn areas with mature shrubbery and flower bed borders with secure railings surrounding and a matching access gate to the pathway leading to the pitched canopied entrance area where there is a secure fob/buzzer panel to allow access.

Communal Hallway

The communal hallway gives access to the two lower flats, the rear access point and stairs rising to the further four flats. Private entrance door situated on the first floor level giving access to:-

Private Hallway

Initial entrance hallway has two storage cupboards in there both have a double glazed window to the rear, one housing the water tank. The hallway has wood effect flooring and an opening to:-

Inner Hallway

Wood effect flooring, wall mounted storage heater, and doors to:-

Lounge

12'9" x 1'8" max 9'6" min (3.89m x 0.51m max 2.90m min)

Double glazed window to the front, wall mounted storage heater, coving finish to the ceiling area, and a double glazed door to the side leading to the balcony area.

Kitchen

9'11" x 6'9" (3.02m x 2.06m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Partly tiled walls, tile effect flooring, extractor fan to the outer wall, and a double glazed window to the rear.

Bedroom One

12'8" x 10'1" (3.86m x 3.07m)

Double glazed window to the front, wall mounted storage heater.

Bedroom Two

10'3" x 7' (3.12m x 2.13m)

Double glazed window to the rear, wall mounted storage heater

Bedroom Three

9'2" x 8'5" max 6'9" min (2.79m x 2.57m max 2.06m min)

Double glazed window to the front, niche to one wall

Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Suite comprised of a panelled bath with an electric shower over, low flush WC and pedestal wash hand basin. Wall mounted electric heater, extractor to the outer wall, tile effect flooring, partly tiled walls and a double glazed window to the rear.

OUTSIDE

Communal Rear Garden

Lawn areas with mature shrubbery and flower bed borders. Pathways leading to the other communal areas.

Drying & Bin Area

There are communal bin areas, and drying areas both fenced off with an access point

Parking

Each flat has an allocated parking space



within the rear parking area accessed via the right hand side of the building

Lease Details

71 year lease remaining
Service Charge/Ground Rent/Building Insurance combined = £102,00 pcm

OfCom Broadband

STANDARD - Highest available download speed - 6 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
Results for Block 1 Flat 4 Palmers Grove

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2 Good outdoor and in-home
3 Good outdoor, and in-home
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 76%
O2 86%
Three 80%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

Flood Risk

Risk Of Flooding
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

