

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



217 BRACEBY AVENUE
BILLESLEY
BIRMINGHAM
B13 0US

GUIDE PRICE £120,000

An incredibly spacious and well presented, two bedroom first floor flat, situated in a popular area which is well located for access to convenience stores and public transport on Yardley Wood Road, and the leisure facilities at Billesley Common. The property briefly comprises: a hall, a dual aspect living room / dining room, fitted kitchen, two double bedrooms, shower room and a lavatory. The flat has an electronically operated communal door opening system, combi gas fired central heating and PVC double glazing. The property is being sold with the benefit to the purchaser of NO UPWARD CHAIN.



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HALL

Two ceiling light points, single panel radiator, wood effect laminate floor and doors to the kitchen, living room, two bedrooms, shower room, lavatory and a store cupboard.

LIVING ROOM 24' 0" x 11' 5" max (7.31m x 3.47m)

A dual aspect room having PVC double glazed windows to the front and rear elevations; two ceiling light points, ceiling coving, two single panel radiators, a fireplace with a wooden surround with back and hearth and a wood effect laminate floor.

KITCHEN 7' 4" x 10' 5" (2.24m x 3.17m)

PVC double glazed window to the rear elevation; ceiling light point, wall mounted cupboards, floor mounted cupboards and drawers, worksurfaces to three sides, tiled splash backs, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for an automatic washing machine, integrated electric hob with a chimney style cooker hood with light and grease filter above, an integrated electric oven, space for an upright fridge freezer and a tiled effect vinyl floor.

BEDROOM ONE 13' 0" x 10' 5" (3.96m x 3.18m)

PVC double glazed window to the front elevation; ceiling light point, a single panel radiator and a carpeted floor.

BEDROOM TWO 13' 1" x 10' 11" max (3.98m x 3.34m)

PVC double glazed window to the front elevation; ceiling light point, a single panel radiator, a carpeted floor and built in double door wardrobes with top boxes above and a built in dressing table.

SHOWER ROOM 5' 5" x 5' 3" (1.64m x 1.59m)

PVC double glazed obscured glass window to the rear elevation; ceiling light point, shower cubicle with electric shower, a pedestal wash hand basin, tiled splash backs and a vinyl floor.

LAVATORY 5' 5" x 2' 9" (1.65m x 0.85m)

PVC double glazed window to the rear elevation; ceiling light point, a low level W/C, a single panel radiator and a vinyl floor.

TENURE

The Vendor advises us that the property is Leasehold. Term of lease - 125 years from 19 September 1988. The current service is £600.00 per annum. The current ground rent is £10.00 per annum. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.





**217 Braceby Avenue,
Billesley, B13 0US**



Total area: approx. 70.7 sq. metres (761.3 sq. feet)
Not to scale. For illustrative purposes only

VIEWINGS:- If you would like to book a viewing for this property please contact us.

PLEASE NOTE:- (1) These sale particulars are for guidance only, and Glovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (2) A purchaser must obtain verification on any point of importance or concern. (3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. (4) Glovers Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose; purchasers are advised to obtain verification from their solicitor or surveyor. (5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. (6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. (7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

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COUNCIL TAX BAND:- A

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:- Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

CONSUMER PROTECTION FROM UNFAIR TRADING LEGISLATION 2008:- We abide by current consumer protection legislation when dealing with our clients and customers. We do not engage in any unfair practices such as: giving false or misleading information to consumers; hiding or failing to provide material information; exerting undue pressure on consumers; we act with the standard of care and skill that is in accordance with honest market practice and in good faith.

REFERRAL FEES:- when a vendor or a purchaser asks Glovers to obtain a quote for conveyancing services, we might approach a solicitor with whom we have an agreement for paying us a referral fee should the buyer or seller instruct them. We do not have a referral agreement with all solicitors; where one exists the referral fee will be no more than £100.00 plus VAT.

ANTI MONEY LAUNDERING MEASURES:- We have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a supplier, customer, client, or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will, in accordance with our legal responsibilities, disclose the suspicion to the National Criminal Intelligence Service.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):- Glovers Estate Agents is a member of this organisation which is the UK's leading professional body for estate agency personnel across all branches of property services, being dedicated to the goal of professionalism within all aspects of property, estate agency, and land. We adhere to the NAEA's Codes of Practice and complaints redress procedures.

THE PROPERTY OMBUDSMAN:- Glovers Estate Agents is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service for several years and provides consumers with a free, impartial, and independent alternative dispute resolution service. A copy of the Code of Practice and the Consumer Guide is available from us upon request.

CLIENT MONEY PROTECTION SCHEME:- As a member of the NAEA, we subscribe to a Client Money Protection Scheme which is a compensation scheme providing compensation to landlords, tenants, and other clients should an agent misappropriate their rent, deposit or other client funds. The scheme is arranged by Propertymark which is the organisation that combines the ARLA, NAEA, NAVA, ICBA, APIP and NFoPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Glovers website.

GENERAL DATA PROTECTION REGULATIONS 2018:- Our Privacy Notice reflects the changes introduced by the General Data Protection Regulations (GDPR), and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights are under the GDPR. Please view our Privacy Notice in full in the 'contact us' section of our website: glovers.uk.com In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.