ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk www.acres.co.uk



- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE / DINER
- OPEN PLAN MODERN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- COMMUNAL CAR PARK TO FRONT
- NO UPWARD CHAIN
- IDEAL INVESTMENT OPPOURTUNITY
- LEASE EXTENSION OPPORTUNITY AT EXTENDED PRICE





LIMBERLOST CLOSE, HANDSWORTH WOOD, B20 2NU - OFFERS AROUND £74,999

EXTENDED LEASE UPON ON COMPLETION - Discover this spacious two double bedroom second floor apartment, ideally positioned in the heart of Handsworth, Birmingham, offering convenient access to excellent local shops, public transport links, and reputable schooling—making it an appealing choice for a wide range of buyers. The property is set within well-maintained communal gardens and benefits from a communal car park, providing valuable off-road parking. Entry is via a shared hallway and staircase leading to the apartment's own internal hallway, which guides you into a generous open plan living and dining room along with being open plan to a modern fitted kitchen, perfect for relaxing or entertaining. Further accommodation includes two well-proportioned double bedrooms and a modern family shower room, all thoughtfully arranged to maximise space and comfort. With no upward chain, this property presents an excellent opportunity.

THERE IS ALSO AN OPTION TO PURCHASE AT £90,000 WITH THE CURRENT LEASE AT 33 YEARS. PLEASE CALL OUR OFFICE TO DISCUSS EITHER OPTION FURTHER.

Accessed from the fore via communal entrance, stairs up to landing leading to front entrance door into;

HALLWAY: 3'6 x 7'5: Storage cupboards and door into;

OPEN PLAN LIVING ROOM/KITCHEN: 12'4 max, 8'9 min x 21'8 max, 15'3 min: A great size living / dining space with radiator, spotlights to ceiling, double glazed window, leading to a modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob, tiling to splashback, space and plumbing for washing machine, space for fridge and freezer.

INNER HALLWAY: 2'6 x 4'3: Doors into;

BEDROOM ONE: 12'3 x 10'7: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'2 x 10'8: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'1 x 5'9: A fitted suite with shower cubicle, wash hand basin set into vanity unit, tiling to walls, chrome ladder style radiator and double glazed opaque window.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.















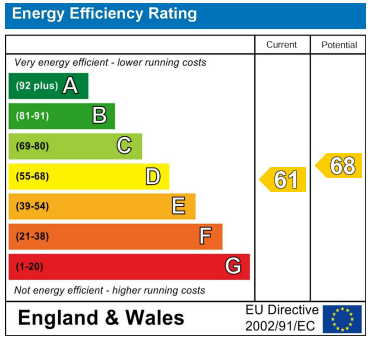
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

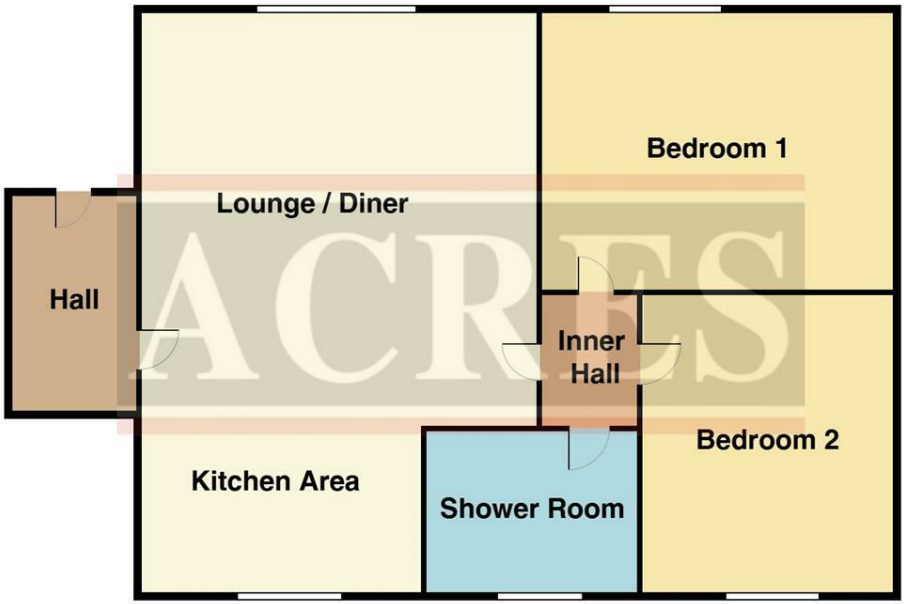
COUNCIL TAX BAND: B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





Limberlost Close, Birmingham, B20 2NU



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.