ACRES

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- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING & SINGLE GARAGE
- FANTASTIC COMMUNAL GARDENS
- IDEAL FIRST TIME BUY OR INVESTMENT
- EXTENDED LEASE
- NO UPWARD CHAIN





LIMBERLOST CLOSE, BIRMINGHAM, B20 2NU - OFFERS AROUND £110,000

Discover this spacious two double bedroom ground floor apartment, ideally positioned in the heart of Handsworth Wood , 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 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. EXTENDED LEASE AND POTENTIAL TO PURCHASE A SECOND FLOOR APARTMENT WITHIN THE SAME BLOCK AT A REDUCED RATE! HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via communal entrance and hallway leading to front door into;

HALLWAY: 3'6 x 7'8: A light and airy entrance with doors into;

LIVING ROOM: 12'2 x 12'2: A great size living space with radiator and double glazed window.

FITTED KITCHEN: 6'8 x 8'9: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for under counter fridge.

BEDROOM ONE: 10'8 x 12 A great size double bedroom with built in wardrobe system, double glazed window and radiator.

BEDROOM TWO: 9'0 x 9'1: A further good size double bedroom with double glazed window and radiator.

BATHROOM: 5'9 x 5'9: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls and double glazed opaque window.

GARAGE: Situated in a block with up and over door. (Please check the suitability of this garage for your own vehicle)















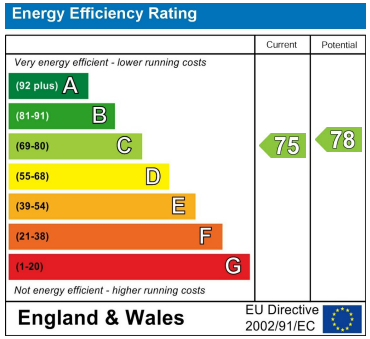
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

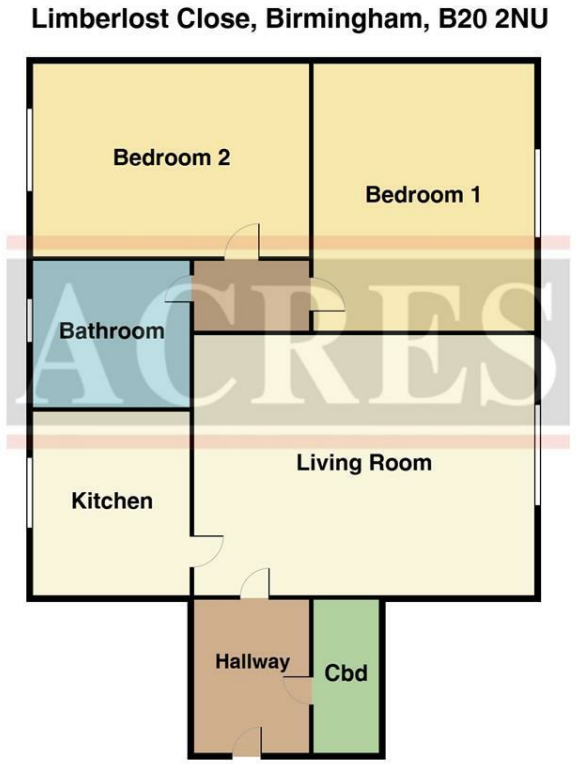
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: A COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222







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.