



HERITAGE ESTATE AGENCY



22 Nafford Grove is located over the ground and first floor

22 Nafford Grove, Maypole, Birmingham, B14 5HR

£120,000

A Three Bedroom Duplex Maisonette



**Nafford Grove comprises in further detail:**

The property is set back from the road and approached via gated side access through communal grounds with shared pathway leading to:

Open Canopy Porch

Main entrance door with obscured window over opening to:

Entrance Lobby

Obscured window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Kitchen 8'10" max x 9'6" max

Window to front aspect, two ceiling light points, serving hatch to lounge, wood effect flooring, radiator, cupboard housing boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, part tiled surrounds, inset sink and drainer unit.

Lounge 14'8" x 16'4" max

Two windows to rear aspect, door with window over to rear aspect opening to garden, coved ceiling, two ceiling points, wood effect flooring and two radiators.

First Floor Accommodation

Leading from the entrance lobby stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, two built-in storage cupboards, wood flooring and doors to:

Bedroom One 14'9" x 8'11"

Window to rear aspect, coved ceiling, ceiling light point, wood flooring, radiator and built-in wardrobe.

Bedroom Two 11'7" x 8'11"

Window to front aspect, coved ceiling, ceiling light point, wood flooring, radiator and built-in wardrobe.

Bedroom Three 11'8" x 7'2" max

Window to rear aspect, coved ceiling, ceiling light point and radiator.

Bathroom 8'9" x 7'2"

Two obscured windows to front aspect, ceiling light point, part tiled walls, radiator and a bathroom suite comprising: panelled bath with electric shower over, wall mounted wash hand basin, low level flush w.c.

Outside**Garden**

A gated garden with hedgerow to front, lawn area, planted bed, pathway and steps down to entrance door opening to Lounge.

Lease Details

Approx term remaining:- 101 years (125 years from 22/10/2001)

Ground Rent - £10.00 per annum

Service Charge - £304.07 per annum (for the period 01/04/2024 to 31/03/2025)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.



**Agent Note:**

We are advised by the vendor that the lease restricts the following:

- Not keep dog or dogs on the demised premises or any part thereof
- Keep in proper and effective control any cat or other animal or other animal or bird kept in the property so that the same shall not be a danger nuisance or annoyance to any other occupants
- Not place or permit to be placed or to remain upon any approach roads or ways of open areas on the adjoining land of the Council any goods automatic machined caravans vehicles or articles of any description whatever so not to cause obstruction of the buildings
- Not to change the heating system or making additions or structural changes to the property, unless consent is obtained.
- Not to keep any bottled gas appliances at the property

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band A

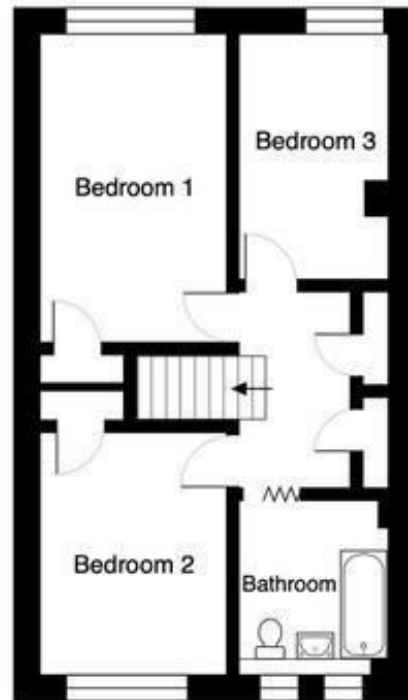




Ground Floor
Floor Area: 37.4 m² ... 403 ft²



First Floor
Floor Area: 47.6 m² ... 512 ft²



22 Nafford Grove, Maypole, Birmingham.

Total Area: approximately 85.0 m² ... 914 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

