



£140,000 Offers In Region Of  
Nafford Grove, Birmingham, B14 5HP  
Maisonette | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A Three Bedroom Duplex Maisonette
- Living/Dining Room
- Kitchen
- Spacious Hallway
- Bathroom to First Floor
- Rear Garden
- Gas Central Heating
- Double Glazing
- Ideal for First Time Buyers
- Investment Opportunity

## Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three-bedroom duplex maisonette situated in Nafford Grove, B14. Viewings Highly Recommended.

## Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £695 per calendar month

Full Details:

A lovely duplex maisonette, offering an abundance of space. Situated just a short stroll from the local supermarket and surrounding shops, with easy access to the M42 for convenient commuting.

As you enter, you're greeted by a spacious hallway that sets the tone for the generous proportions found throughout the property. The ground floor boasts a kitchen and a beautifully decorated living/dining area, providing a perfect space for relaxation and entertaining. The living/dining area offers delightful views of the property's own rear garden.

Venturing upstairs, you'll discover three double bedrooms, each offering ample space and comfort, along with plenty of storage options to accommodate your needs. A family bathroom completes the upper level comprising of a W.C, wash hand basin, bath with separate shower cubicle, ensuring convenience for the entire household.

Tenure:

We are advised that the property is Leasehold - 104 years remaining.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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