



## Offers Over £150,000

### Tower Road, Erdington, Birmingham, B23 6GJ

\*\* NO UPWARD CHAIN \* FIRST FLOOR APARTMENT \* TWO BEDROOMS \* 122-123 YEAR LEASE \*\*

This FIRST FLOOR apartment has been modernised and maintained to a very high standard. The property consists of a private inner porch area which leads to the entrance hallway. The hallway gives access to all rooms except the EN-SUITE SHOWER ROOM. In its entirety the property offers a ALLOCATED NUMBERED PARKING SPACE to the rear of the building, lounge area to the front with opening double doors and a balcony area, modern fitted kitchen, TWO BEDROOMS both doubles, one with a MODERN en-suite shower room, and a MODERN further bathroom. Charges are listed within the room descriptions. Energy Efficiency Rating:- C

#### Approach

The property is approached via the communal secure fob entrance area. Once inside the communal area, the stairs rise to the first floor which then lead to a further side entrance to the private front door of this property.

#### Inner Entrance Porch Area

**3'10" x 3'11" (1.17m x 1.19m )**

Modern grey style wood effect flooring, and a further door to:-

#### Hallway

Spotlights inset to the ceiling area, radiator, and spotlights inset to the ceiling. Doors to a storage cupboard and all rooms except the en-suite shower room.

#### Lounge

**13'7" x 12'11" (4.14m x 3.94m)**

Double glazed window to the side of, and at matching height to the double glazed French doors to the front leading to the balcony area. Two radiators, spotlights inset to the ceiling and a modern style grey wood effect flooring.

#### Kitchen

**9'7" x 9'2" (2.92m x 2.79m)**

Range of modern white high gloss wall mounted and floor standing base units with an open corner display unit incorporated. Stone effect work surfaces over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Hotpoint electric oven with a Beko induction hob over and an extractor canopy above. The boiler is concealed within a wall unit, there is further plumbing or a washing machine. Hexagonal design marble effect partly tiled walls, marble effect flooring, spotlights inset to the ceiling, radiator, and a double glazed window to the rear.

#### Bedroom One

**13'7" max 7'11" min x 10'10" max with a 3'3" entry (4.14m max 2.41m min x 3.30m max with a 0.99m entry)**

Double glazed window to the rear, radiator, spotlights inset to the ceiling and fitted concealed units providing storage,

and hanging space with three sliding access doors. Door to:-

#### En-Suite Shower Room

Suite comprised of a corner shower cubicle with a boiler fed shower inset and sliding door access, low flush WC and a pedestal wash hand basin. Marble effect flooring, partly tiled walls with a decorative mosaic design tile to the shower area and above the WC creating a convenient storage shelf. Radiator, shaver point, and spotlights inset to the ceiling area.

#### Bedroom Two

**13' x 8'8" (3.96m x 2.64m)**

Double glazed window to the rear, radiator and spotlights inset to the ceiling area.

#### Bathroom

**8'10" x 5'2" (2.69m x 1.57m)**

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Decorative mosaic style tiling to the shower area wall and over the WC creating a convenient self area. Partly tiled walls, extractor to the







ceiling area, radiator, and spotlights inset to the ceiling area. Marble effect flooring, shaver point, and a double glazed window to the rear.

### Communal Areas

The property can be accessed via the front secure fob entrance area or from the rear where the allocated parking space is.

### FURTHER INFORMATION

The property has been modernised and decorated to a HIGH STANDARD. The current owner may be open to negotiations on furniture etc. The property is currently 75% share but is being sold as a 100% share. Lease is 122-123 years remaining. Service Charge £122.25 pm. Building Insurance £13.45 pm. Management Fee £6.60 pm.

