

Flat 1, 17 Clent Way, Birmingham, B32 4NN



## Flat 1, 17 Clent Way, Birmingham



**Hicks Hadley**

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**\*\*IDEAL FOR DOWNSIZERS AND FIRST TIME BUYERS\*\***

A superbly renovated and extremely spacious ground floor apartment in this popular location for access into the city centre and all local amenities. The property briefly comprises: entrance hall with three storage cupboards, spacious lounge/diner, refitted kitchen, refitted bathroom and two impressive double bedrooms. The property further benefits from: double glazing, modern electric heaters and well kept communal grounds. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: E**

**Offers Over £135,000 - Leasehold**

**Hicks Hadley**



#### Entrance Hall

With ceramic tiled flooring, electric heater, three storage cupboards and doors into:

#### Spacious Lounge/Diner 14'5 x 13'1 (4.39m x 3.99m)

With electric heater, feature fireplace, electric fire, double glazed window to rear elevation and door into:

#### Refitted Kitchen 9'10 x 7'10 (3.00m x 2.39m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, extractor over and double glazed window to front elevation.



#### Refitted Bathroom

Having panel bath, shower over, vanity wash hand basin, low flush wc, heated towel rail, ceramic tiling and obscured double glazed window to front elevation.

#### Bedroom One 16'10 x 9'10 (max) (5.13m x 3.00m (max))

With electric heater and double glazed window to rear elevation.

#### Bedroom Two 9'11 x 7'11 (3.02m x 2.41m)

With electric heater and double glazed window to front elevation.

#### Outside

With carpark at the front and communal gardens at the front, side and rear of the property.

#### Agents Note

We have been informed by our vendor that the property is LEASEHOLD with approximately 82 years on the lease.

We have also been informed by our vendor that the service charge is currently £78.16 per month.

Council Tax Band: A

EPC: E

All main services are connected except for gas. Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

