

ENGLANDS



47 Arosa Drive

Harborne, Birmingham, B17 0SB

£159,950



47 Arosa Drive

Harborne, Birmingham, B17 0SB

£159,950



PROPERTY DESCRIPTION

Modern two bedroomed first floor flat in convenient cul-de-sac location. Double glazing as specified hall with storage, living room, fitted kitchen with hob/oven, bathroom/WC and garage in block.

Arosa Drive is a convenient cul-de-sac location just off Elford Road, in turn leading between Osmaston Road and Quinton Road. It is readily accessible to the Queen Elizabeth Medical Centre, The University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and Selly Oak, also regular transport services leading to comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself is situated on the first floor of this low rise three storey development, set in mainly lawned grounds with some communal parking facilities. Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.

An internal inspection is essential to appreciate the accommodation which comprises in more detail:

RECEPTION HALL

Having entrance door with spy hole, security answerphone, wood laminate style flooring and wall-mounted electric heater. Leading off is a built-in cloaks/meter cupboard also further built in storage cupboard with slatted shelves.

LIVING ROOM

12'8" max x 11'7" max (3.88 max x 3.55 max)
Having wall-mounted electric heater and double glazed window.

FITTED KITCHEN

8'10" max x 8'9" max (2.71 max x 2.67 max)
Having inset single drainer sink top with mixer tap over and cupboard below, further base units and appliance space with worktops over, wall cupboards, built-in cupboard, integrated oven with four ring gas cooker hob over and hood above, wall-mounted "Dimplex" fan heater, plumbing facility for washing machine, partial tiling to walls and tiled floor.

BEDROOM ONE

11'1" max x 9'10" max (3.38 max x 3.02 max)
Having wall-mounted electric heater and double glazed window.

BEDROOM TWO

9'10" max x 9'5" max (3.0 max x 2.89 max)
Having wall-mounted electric heater and double glazed window.

BATHROOM/WC

6'11" max x 6'3" excl. doorway (2.13 max x 1.92 excl. doorway)
Having low flush WC, pedestal basin with mixer tap and mirror above, also panelled bath with mixer tap shower unit over and side screen. Towel radiator and partial tiling to walls.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

We are advised the property is leasehold and subject to a variable service charge of £839.45 per half year.
Property has 940 years remaining on the lease.

COUNCIL TAX BAND - B



Road Map



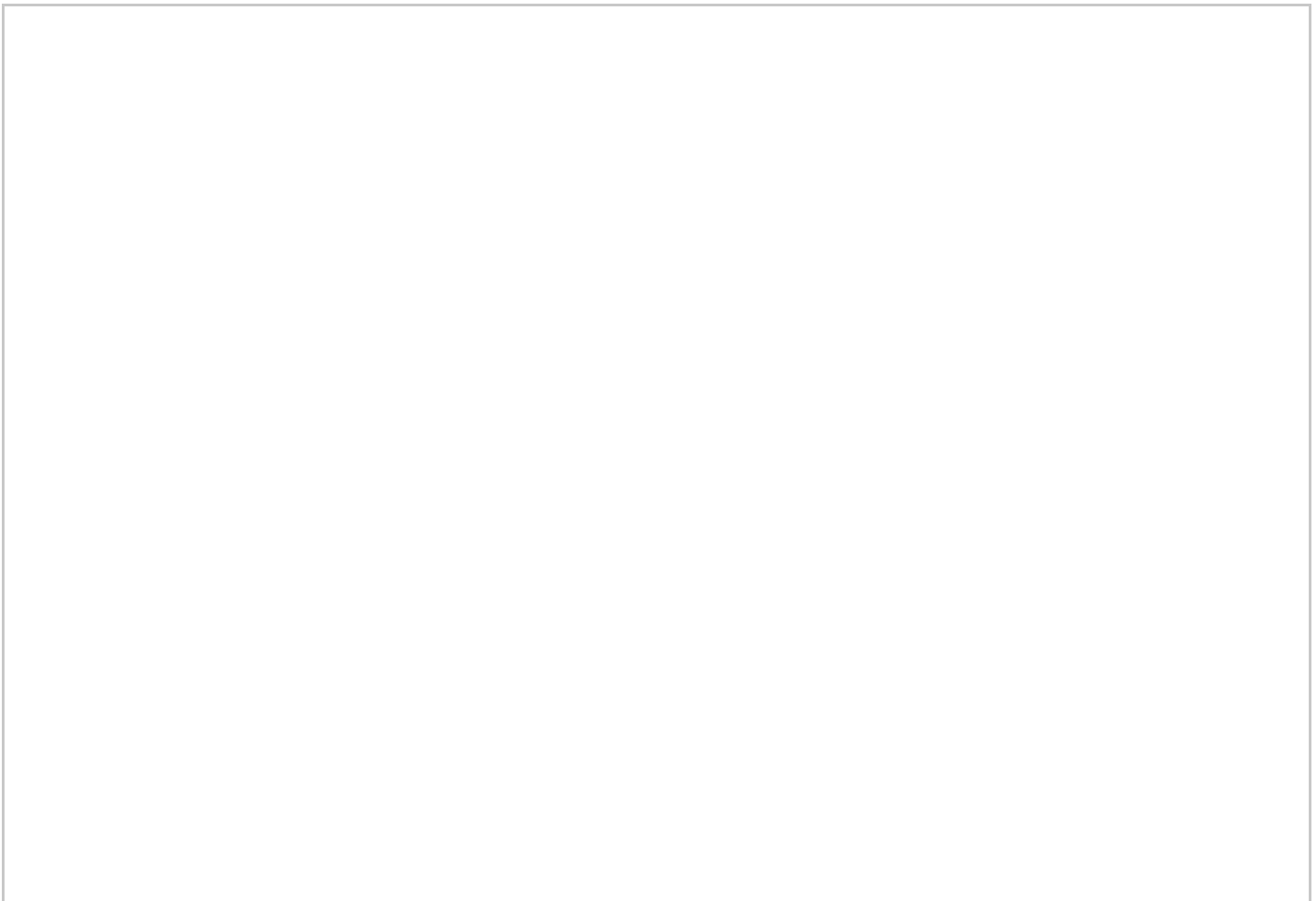
Hybrid Map



Terrain Map



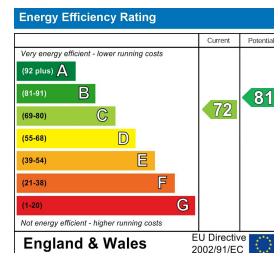
Floor Plan



Viewing

Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.