

# ENGLANDS



77 Arosa Drive

Harborne, Birmingham, B17 0SD

£140,000







## PROPERTY DESCRIPTION

Two bedroomed second floor flat in a convenient location having storage, reception room, fitted kitchen, bathroom/WC and garage in block.

Arosa Drive is a cul-de-sac 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 second 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:

Vendor says , no restrictions on pets according to lease agreement.



Tel: 01214271974



## HALLWAY

Having large built in storage cupboards containing gas meter, cupboard housing wall mounted Worcester boiler, loft hatch and ceiling light point.

## RECEPTION ROOM

3.92m max x 3.60m max (12'10" max x 11'9" max)  
Having radiator, two secondary glazed windows and ceiling light point.

## KITCHEN

2.73m max x 2.78m max (8'11" max x 9'1" max)  
Having a range of matching wall and base units with worktop over, radiator, integrated oven with gas hob over and wall mounted extractor fan, plumbing for washing machine, stainless steel single bowl sink drainer with mixer tap over, built in storage cupboards, ceiling light point and secondary glazed windows.

## BEDROOM ONE FRONT

2.92m max x 3.16m max (9'6" max x 10'4" max)  
Having radiator, secondary glazed windows, ceiling light point and built in wardrobes.

## BEDROOM TWO REAR

3.52m max x 3.04m max (11'6" max x 9'11" max)  
Having radiator, secondary glazed window and ceiling light point.

## BATHROOM

2.18m max x 2.60m into bath (7'1" max x 8'6" into bath)  
Having low flush WC, pedestal hand wash basin, secondary glazed obscured window, recessed ceiling spotlights, panelled bathtub with wall mounted electric shower and showerhead, built in storage cupboard and radiator.

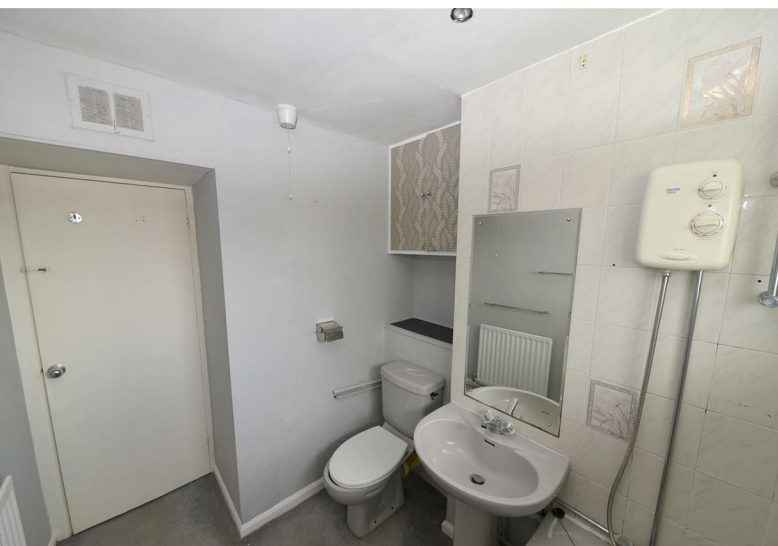
## OUTSIDE

Garage in block.

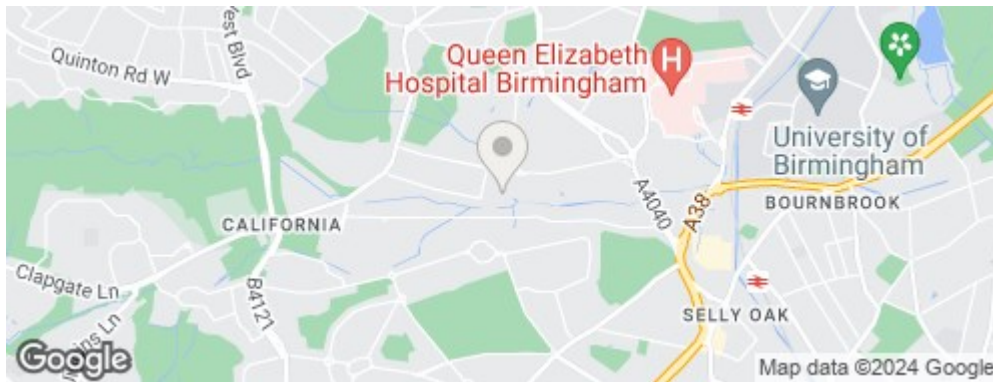
## ADDITIONAL INFORMATION

We are advised the property is leasehold and subject to a variable service charge of £2,108.14 per annum. Property has 940 years remaining on the lease.

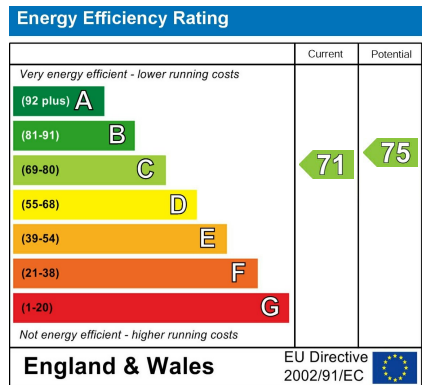
COUNCIL TAX BAND: B



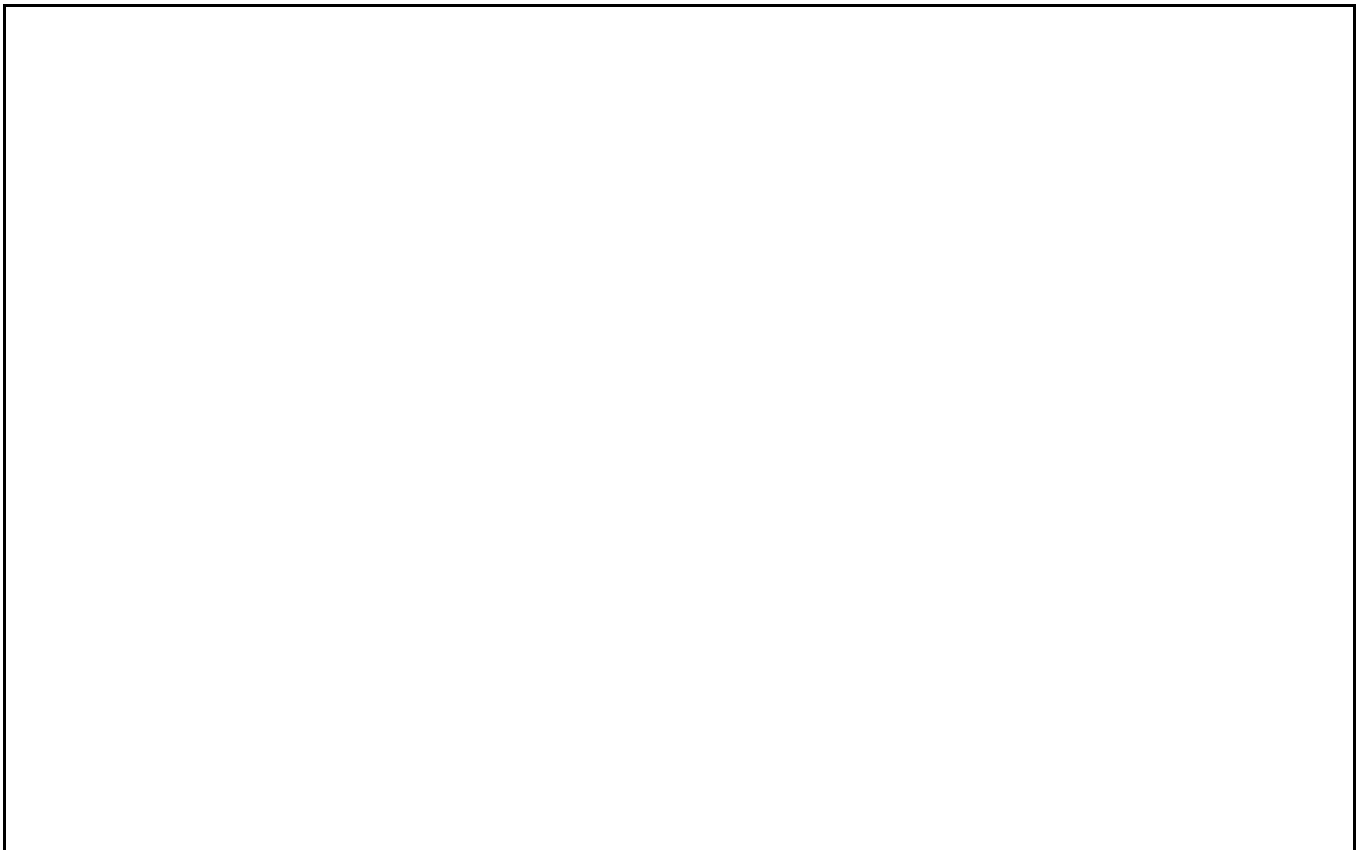
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

#### **Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents**

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