

# ENGLANDS



89 Arosa Drive

Harborne, Birmingham, B17 0SD

£140,000





## PROPERTY DESCRIPTION

Modern two bedroomed second floor flat in convenient cul-de-sac location. Double glazing as specified hall with storage, reception room, fitted kitchen, bathroom/WC and garage in separate block. It provides access to the Bourn Brook Walkway, a pleasant walk alongside the Bourn Brook leading from Harborne Lane to Woodgate Valley Country Park.

Arosa Drive is a cul-de-sac located 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. Extended lease.

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



Tel: 01214271974



## HALLWAY

Having entrance door with spy hole, security answerphone, ceiling light point, loft hatch, wall-mounted electric heater and built in storage cupboards.

## RECEPTION ROOM

3.98m max x 3.59m max (13'0" max x 11'9" max)

Having ceiling light point, UPVC double glazed window and electric heater.

## KITCHEN

2.68m max x 2.79m max (8'9" max x 9'1" max)

Having partial tiling to wall, plumbing for washing machine, cupboard housing water tank, stainless steel single bowl sink drainer with mixer tap over, UPVC double glazed window, matching wall and base units with worktops over, strip ceiling light and vinyl flooring.

## BEDROOM ONE FRONT

2.87m max x 3.16m max (9'4" max x 10'4" max)

Having ceiling light point, UPVC window and wall mounted electric heater.

## BEDROOM TWO REAR

3.06m max x 3.54m max (10'0" max x 11'7" max)

Having ceiling light point, UPVC double glazed windows and electric heater.

## BATHROOM

1.92m max x 2.64 into bathtub (6'3" max x 8'7" into bathtub)

Having panel bathtub with wall mounted electric shower and showerhead, pedestal hand wash basin, low flush WC and built in storage cupboard. Ceiling light point, UPVC obscured double glazed windows and wall mounted towel rail radiator.

## OUTSIDE

Garage situated in separate block.

## ADDITIONAL INFORMATION

TENURE: We are advised the property is leasehold and subject to a variable service charge of £1,054.07 per half year. Property has 940 years remaining on the lease.

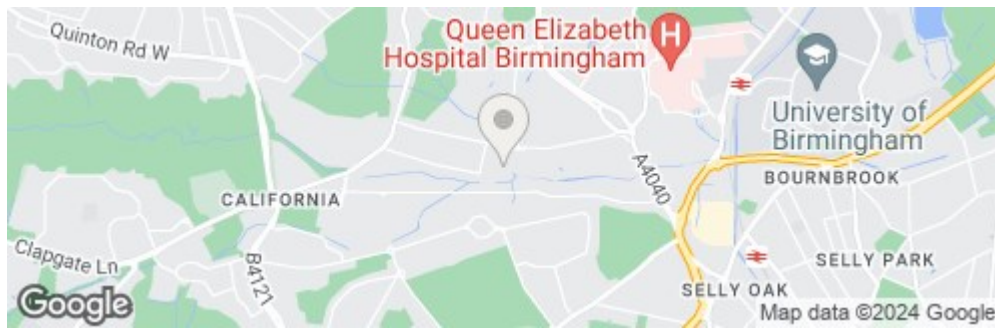
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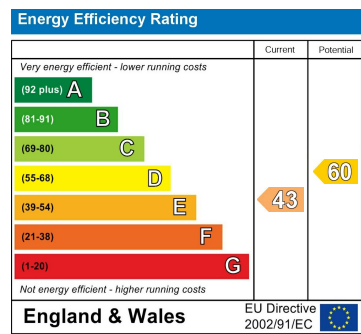
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.