

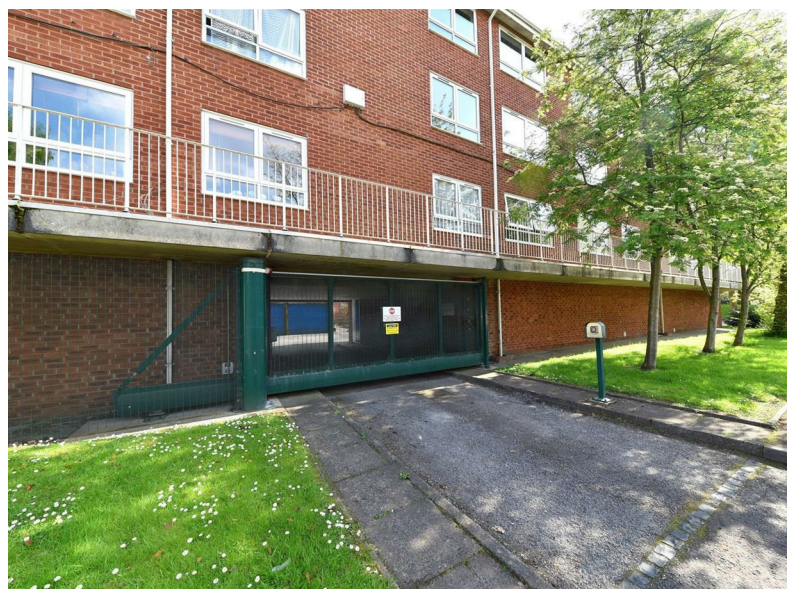
# ENGLANDS



## Flat 5 Arden Grove

Ladywood, Birmingham, B16 8HG

£110,000







## PROPERTY DESCRIPTION

A first floor apartment situated on the fringe of the City Centre, being just walking distance to Five Ways. The property includes double glazing and radiators throughout, hall with store room, living/dining room, kitchen, one bedroom, bathroom/WC and garage in block.

Arden Grove leads off Francis Road in turn leading between Hagley Road and Ladywood Road. It is close to Broadway Plaza and is readily accessible to excellent amenities around the Broad Street area, comprehensive City Centre, shopping facilities as well as a number of hospitals, Five Ways train station and Birmingham University.

Approached from Francis Road, the development is set in its own grounds with secure gated parking and communal entrance gate having security answer phone system. A staircase affords access to the floors.

The accommodation comprises in detail:



Tel: 01214271974





## FRONT DOOR

## ENTRANCE HALL

Having security entrance phone, ceiling light point, storage cupboard and doors connecting to.

## BEDROOM

3.63m max x 3.59m max (11'10" max x 11'9" max)

Having ceiling light point, central heating radiator, power points, double glazed window to the front of property.

## BATHROOM

Comprises a bath with a shower overhead, central heating radiator, a double-glazed frosted window, a mid-flush WC, and a single basin.

## RECEPTION/DINING ROOM

4.55m max x 3.56m max (14'11" max x 11'8" max)

Includes two double-glazed windows, central heating radiator, ceiling light points, power points. Door leading to kitchen.

## KITCHEN

2.65m max x 2.45m max (8'8" max x 8'0" max)

Fitted with double-glazed windows and ceiling light fixtures. The kitchen boasts a roll-top worksurfaces, a Beko washing machine, an electric oven, and a gas hob. It also houses the main Echo light Combi boiler.

## OUTSIDE

The apartment is situated within communal grounds and can be accessed through a secured side gate leading to a shared passage and staircase. Parking is available at the rear, in addition to a garage.

## GARAGE

The apartment features a single garage located at the rear, accessible through a secure electric sliding gate equipped with controlled security access.

## ADDITIONAL INFORMATION

### COUNCIL TAX BAND: A

Tenure: Leasehold - We are advised there are 89 years remaining on the lease and there is a service charge, currently £829.20 per year.






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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER NOTICES

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

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Misrepresentation Act 1967

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