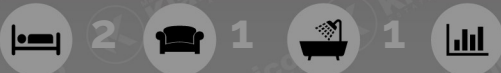


Garrison Court, 18 Barwell Road,



£1,000 PCM



## Garrison Court, 18 Barwell Road,

- Apartment Flat
- 2 Bedrooms
- Communal Parking
- Great Condition
- Reception Room
- Impressive Kitchen
- Communal Garden
- Ideal Family Home

### Tenure:

### Council Tax Band: B

Welcome to this charming apartment located at 18 Barwell Road, Birmingham. This well-designed property offers a comfortable living space of 570 square feet, making it an ideal choice for individuals or small families seeking a modern home in a great location.

As you enter, you are greeted by a spacious lounge that provides a perfect setting for relaxation and entertainment. The natural light that floods this area creates a warm and inviting atmosphere, making it a delightful space to unwind after a long day.

The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout has been thoughtfully planned to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Completing this lovely apartment is a well-appointed bathroom, designed with modern fixtures to cater to your daily needs.

Additionally, the property includes parking for one vehicle, a valuable feature in this bustling area of Birmingham.

Situated in a great location, this apartment provides easy access to local amenities, transport links, and green spaces, making it a convenient choice for those who appreciate both comfort and accessibility.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of modern living. Don't miss the chance to make this delightful apartment your new home.

### Lounge

2.80m x 5.08m (9'2" x 16'8")

Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

### Kitchen

1.95m x 3.04m (6'5" x 10'0")

Double glazed window to rear, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, Plumbing for white goods, wall mounted radiator

### Bedroom 1

3.12m x 4.02m (10'3" x 13'2")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

2.13m x 3.06m (7'0" x 10'0")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

1.71m x 2.19m (5'7" x 7'2")

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator

### Storage

1.76 x 1.55 (5'9" x 5'1")

Double glazed window to front, Lino flooring, skirting, ceiling light

### Communal Garden

Spacious garden, laid lawn, Hedge shrubs

## Directions

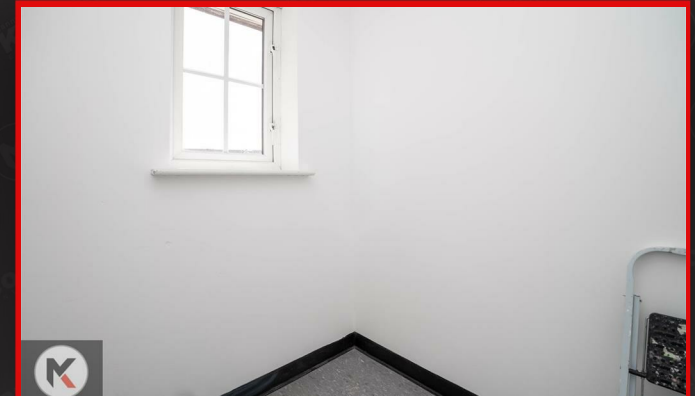


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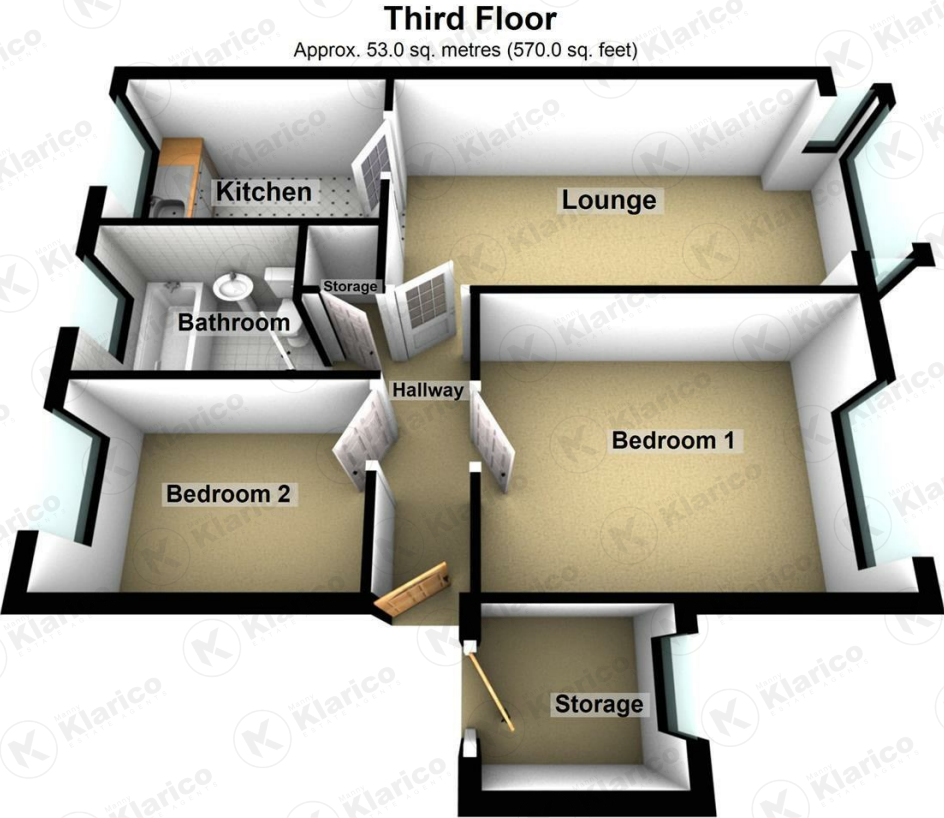




Garrison Court, 18 Barwell Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 53.0 sq. metres (570.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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