





Property Description

This PRIVATE first floor apartment offers a well maintained garden space with its own entrance and situated in a Cul-De-Sac off DOG KENNEL LANE. Consisting of a spacious lounge, separate kitchen with appliances, bedroom and a bathroom. Call TODAY on 0121-552-2671.

Approach

The property is approached via dropped curb allowing access to communal parking area with one allocated space and a visitor space, pathway leading around the back to the main entrance door

Entrance Hall

Double glazed door to side with stairs rising to first floor that opens up onto:

Lounge

16' 1" x 9' 1" (4.90m x 2.77m)

Double glazed window to front, telephone point, TV aerial point, electric fire and door through to:

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)

A fitted kitchen to comprise a range of wall and base units with work surfaces over, inset stainless steel sink/drain, tiled splash back, plumbing for washing machine and double glazed window to front.

Bedroom One

11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window to rear, fitted wardrobes, wall mounted electric heater and TV aerial point.

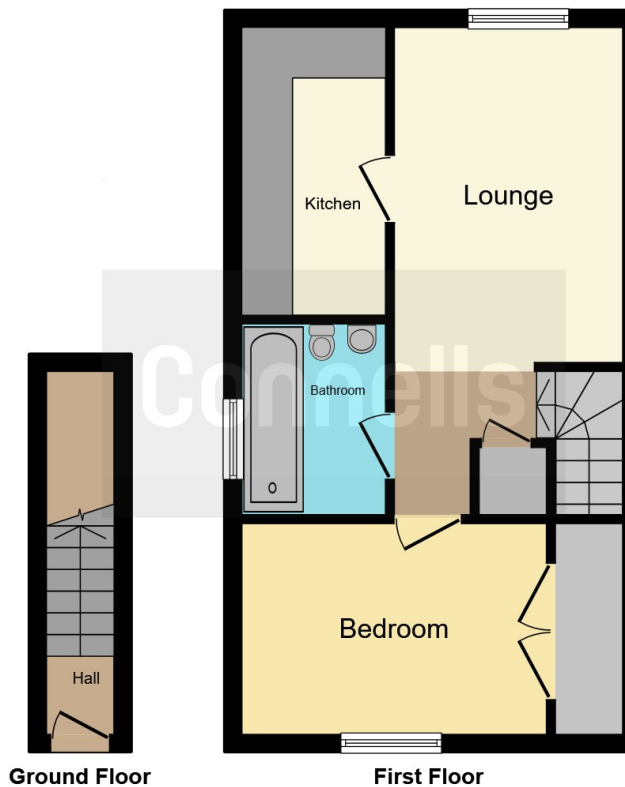
Bathroom

A suite to comprise bath with electric shower over, wash hand basin, low level w.c, part tiled walls, extractor fan, double glazed window to side and loft access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD312044

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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