

for sale

£120,000 Leasehold



## Barleycorn Drive Birmingham B16 0NA

This spacious apartment comprises of TWO DOUBLE BEDROOMS, modern open plan living, is within walking distance to local amenities and overlooks the Midlands Metropolitan Hospital. Call the Bearwood residential sales team today to get your viewing booked in on 0121 420 3611.



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# Property Details

## Entrance Hallway

Double glazed window to the side aspect, storage cupboard and doors onto;

**Lounge/ Dining Room / Kitchen** 10' 11" x 23' 1" ( 3.33m x 7.04m )

## Lounge / Dining Room

Double glazed window to the rear aspect, ceiling light point, laminate flooring and doors to the balcony.

## Kitchen

Double glazed window to the side aspect, fitted kitchen, wall and base units, work surfaces, sink and drainer, part tiled, gas hob and oven, cooker hood, plumbing for a washing machine, ceiling light point, with lino flooring.

**Bedroom One** 9' 1" x 12' 1" ( 2.77m x 3.68m )

Double glazed window to the side aspect, ceiling light point and carpeted flooring.

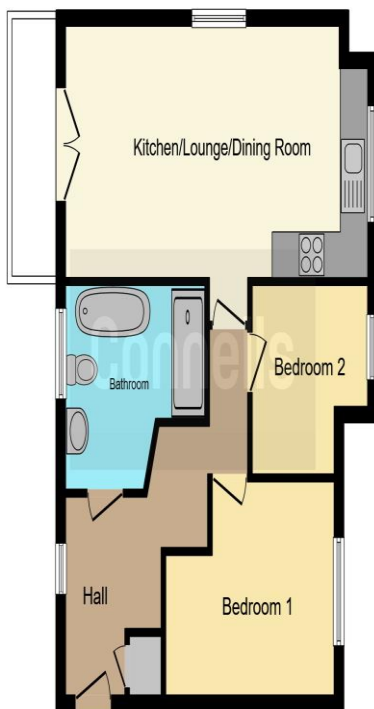
**Bedroom Two** 8' x 10' ( 2.44m x 3.05m )

Double glazed window to the side aspect, ceiling light point and carpeted flooring.

## Bathroom

Double glazed window to the side aspect, bath, shower cubicle, wash hand basin, W.C, part tiled, ceiling light point, lino flooring.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: BEA310759 - 0010

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as a leasehold property.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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