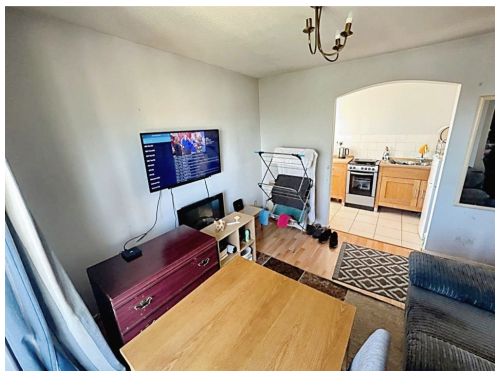




**Connells**

Windsor View  
Bartley Green, B32 4DB



## Property Description

This first floor studio apartment is ideal for first time buyers and buy to let investors. The property is located at the bottom of a quiet cul-de-sac.

The studio comprises of; entrance lobby, entrance hallway, lounge, dining and bedroom area, fitted kitchen, shower room. This property also benefits from NO UPWARD CHAIN!

This property is currently tenanted.

## Approach

Accommodation is approached via a small fore garden with paved footpath and door leading to

## Entrance Lobby

Communal Lobby consisting of; doors to front and rear elevation, ceiling light point, staircase rising off; leading to first floor and the front door of the accommodation.

## Entrance Hallway

Intercom system, ceiling light point, loft access, doors leading to;

## Lounge / Dining Area

12' 10" Max x 12' 1" Max (3.91m Max x 3.68m Max)

Double glazed windows to side and rear elevation, electric fire, ceiling light point, cupboard housing water tank.

## Bedroom Area

6' 11" x 5' 2" (2.11m x 1.57m)

Sleep area with double glazed window to rear elevation and ceiling light point.

## Kitchen

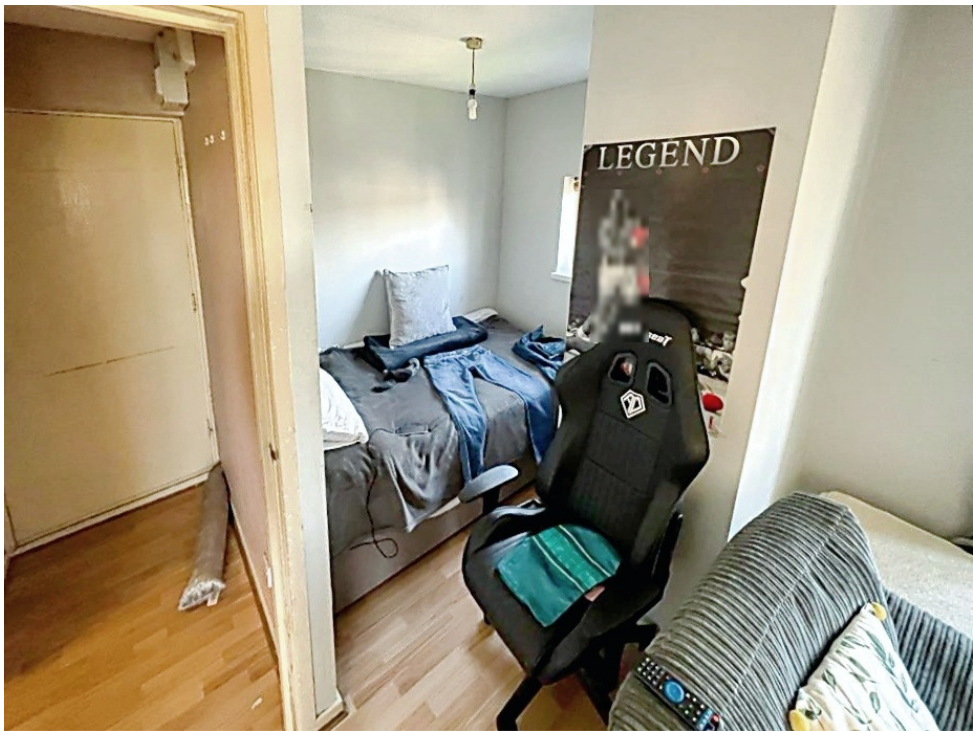
9' 1" x 5' 3" (2.77m x 1.60m)

Matching base units, one and a half bowl sink with drainer, electric four ring hob with electric oven beneath, tiled splash backs, ceiling light point, double glazed window to side elevation.

## Shower Room

Walk-in shower, low flush W.C, extractor fan, wash hand basin, ceiling light point and heated towel rail.







To view this property please contact Connells on

**T 0121 426 2800**  
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**EPC Rating: D**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/HBO308936](https://www.connells.co.uk/Property/HBO308936)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984. 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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Property Ref: HBO308936 - 0007