



**Connells**

Frogmill Road  
Northfield



### Property Description

The property in brief comprises secure entry, hall with a good size storage cupboard, open plan lounge/kitchen/diner with a fully fitted kitchen including an integrated fridge, freezer, dishwasher, four ring gas hob, fitted oven, extractor, a set of French doors out to balcony, which is such a pleasurable extra for apartment living, one double bedroom with built in wardrobes, modern bathroom with shower over and heated towel rail.

### Entrance Hallway

Ceiling light point, storage cupboard, wall mounted boiler, loft access.

### Open Plan Living

9' 10" x 17' 8" ( 3.00m x 5.38m )

Ceiling light point, ceiling spot lights, panelled radiator, base units, sink with drainer and mixer tap, fitted dish washer, fitted fridge freezer, washing machine, double glazed window, fitted oven , 4 ring gas hob with splashback, extractor fan, balcony with outside light.

### Bedroom

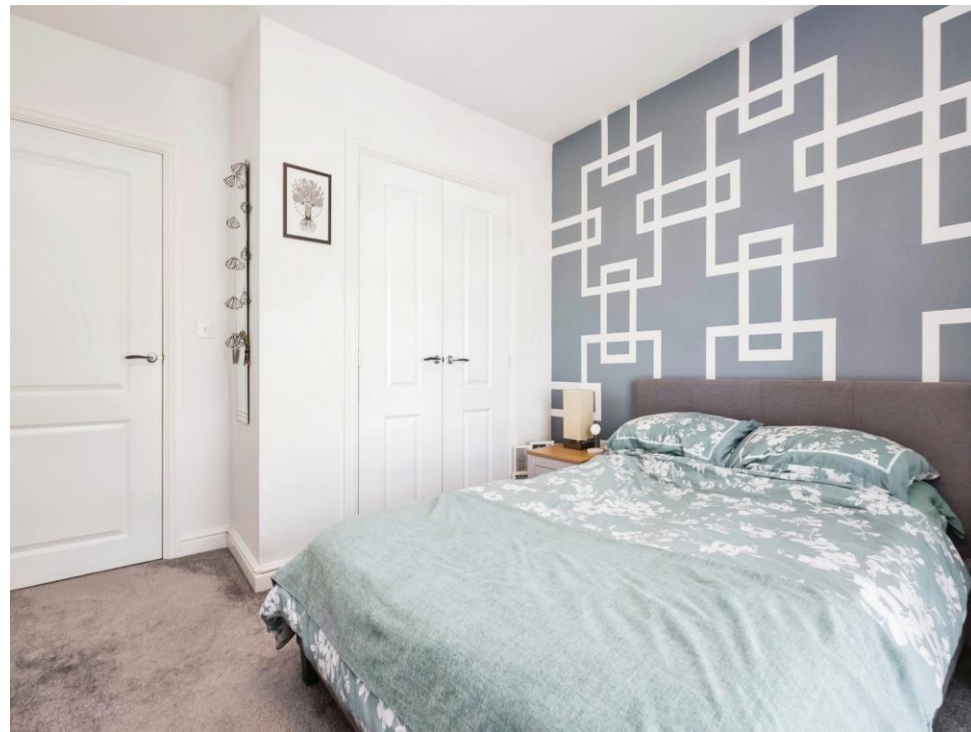
10' 9" x 9' 8" ( 3.28m x 2.95m )

Ceiling light point, full length double glazed window, built in wardrobe, panelled radiator.

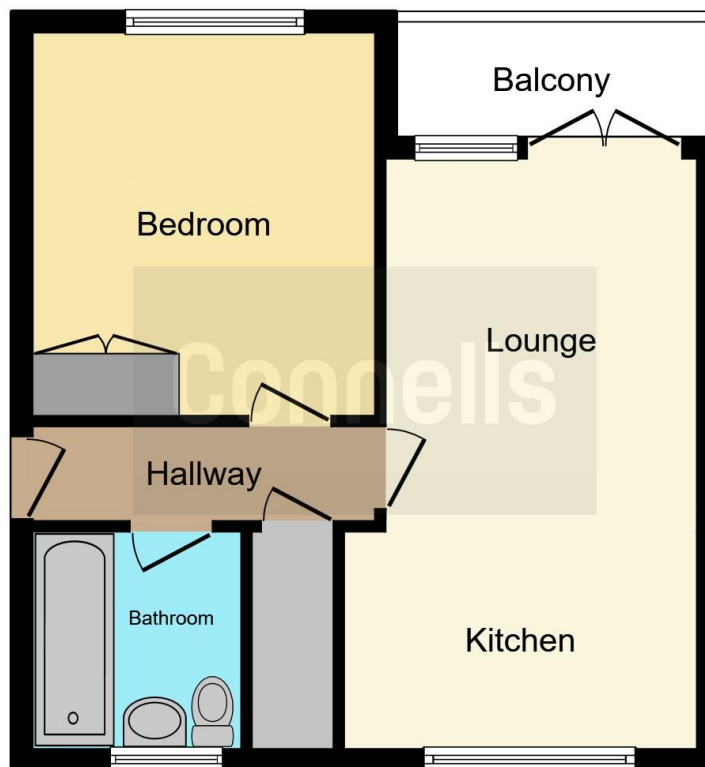
### Bathroom

Ceiling light point, extractor fan, double glazed frosted window, low flush w.c, sink with vanity unit, panelled bath with shower overhead, part tiled, shower point, heated towel rail.









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](http://www.focalagent.com)

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**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
BIRMINGHAM B17 9QE

**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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