





Lime Court Hagley Road  
B16 9PQ

for sale offers in the region of  
**£245,000**



## Property Description

This stylish two-bedroom first-floor apartment, ideally located on Hagley Road, offers a modern and comfortable living experience. The apartment boasts an open-plan kitchen, dining, and living area that is spacious, light-filled, and perfect for both relaxing and entertaining. The kitchen is designed to a high standard, featuring space for a washing machine and fridge-freezer, as well as integrated appliances including a double oven, stove, and fan extractor. The kitchen also includes matching wall and base units, providing ample storage space.

The first bedroom is generously sized, offering plenty of room for furnishings and personal touches. It also benefits from fitted wardrobes and a private en-suite bathroom, which is equipped with a walk-in shower, hand basin, and low flush WC, creating a perfect space for relaxation and privacy.

The second bedroom is equally spacious and features fitted wardrobes, a ceiling light point, and a panelled radiator, making it a comfortable space that can easily serve as a guest room, office, or personal retreat.

The family bathroom, located just off the hallway, is complete with a panelled bath and shower overhead, a low flush WC, and a hand basin, all finished to a modern standard.

Additional to this living space, the property also includes parking, offering convenience and ease of access.

## Lounge

open plan kitchen/living space, TV point, spotlights, panelled radiator, two windows to front elevation.

## Kitchen

19' 2" x 12' 1" ( 5.84m x 3.68m )

spotlights, space for washing machine, space for fridge/freezer, integrated double oven, stove, fan extractor, matching wall and base units

## Entrance Hall

spotlights, panelled radiator, doors off

## Bedroom 1

13' 2" x 10' 6" ( 4.01m x 3.20m )

fitted wardrobe, ceiling light point, panelled radiator

## Ensuite

walk in shower, fully tiled, hand basin, low flush w.c

## Bedroom 2

16' 9" x 8' 7" ( 5.11m x 2.62m )

fitted wardrobes, two ceiling light points, panelled radiator, two windows to front elevation.

## Bathroom

panelled bath with shower overhead, low flush w.c, hand basin, spotlights, fully tiled, heated towel rail

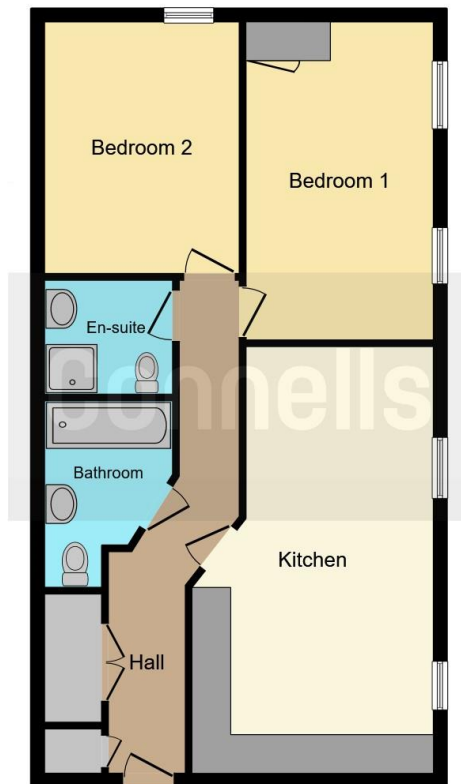












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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