

for sale

offers over **£155,000** Leasehold



## Whitlock Grove Birmingham B14 4SB

First Floor Apartment, Open Plan Lounge Kitchen Diner, Two Bedrooms, Shower Room, En-Suite and Allocated Parking

- Energy Rating: B
- First Floor Apartment
- Open Plan Living
- Two Double Bedrooms
- One En-Suite

# Property Details

## Entrance Porch

Communal entrance via intercom access

## Entrance Hall

Stairs rising to all floors and communal landing with doors to

## Hall

Door to landing, wall mounted radiator, door to

## Open Plan Living 22' 6" x 14' 6" ( 6.86m x 4.42m )

Double glazed French doors to the Juliet balcony, two wall mounted radiators, selection of wall and base units, single drainer sink, electric oven with gas hob, washing machine and door to

## Kitchen 10' 8" x 6' 4" ( 3.25m x 1.93m )

## Lounge Area 17' 6" x 9' 11" ( 5.33m x 3.02m )

Min 17'6" x 9'11"

Inner hall doors to

## Shower Room

Mixer shower, hand wash basin, low level W.C, wall mounted radiator, storage cupboard

## Bedroom 1 15' 10" MAX x 8' 4" MIN narrowing to 8' 2" ( 4.83m MAX x 2.54m MIN narrowing to 2.49m )

Rear facing double glazed window, built in wardrobe, storage cupboard, access to gas central heating boiler, fitted wall units, wall mounted radiator, door to

## Ensuite

Mixer shower, hand wash basin, low level W.C, wall mounted radiator,

## Bedroom 2 12' 1" x 8' 9" To rear of wardrobe ( 3.68m x 2.67m To rear of wardrobe )

Rear facing double glazed window, wall mounted radiator, fitted wardrobe.

## Outside

One allocated parking space.





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: KTH309935 - 0007

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 these such as Leasehold costs.

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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)