



Connells

Park Road North
Birmingham

Park Road North
Birmingham B6 5UJ

for sale offers in excess of
£95,000



Property Description

A GROUND FLOOR APARTMENT IDEAL FOR FIRST TIME BUYERS & INVESTORS
The accommodation is close to all local amenities including schools, shops, and bus routes to Birmingham City Centre. The ground floor apartment briefly comprises of two double bedrooms, fitted bathroom, lounge and fitted kitchen. The property further benefits from communal gardens, parking spaces double glazing and electric paneled heating (where specified) **OFFERED WITH NO UPWARDS CHAIN**

Reception Hallway

Lounge

13' 7" x 15' (4.14m x 4.57m)

Single glazed window facing front elevation with secondary glazing, coved ceilings, ceiling light point, featured surround with inset and hearth, wooden flooring and electric panelled radiator.

Kitchen

5' 3" plus recess x 10' 4" (1.60m plus recess x 3.15m)

Double glazed window facing side elevation, fitted with a comprehensive range of wall and base units, housing a stainless steel one and half bowl sink with drainer set into work top surfaces with mixer taps over, ceramic tiled to splash back, rolled edge work top surfaces, space for fridge, space for washing machine, integrated oven and four ring gas hob and ceramic tiled flooring.

Master Bedroom

9' 10" x 11' 4" Into Window (3.00m x 3.45m Into Window)

Double glazed window facing rear elevation, ceiling light point, built- in sliding mirrored wardrobes and electric panelled radiator.

Bedroom Two

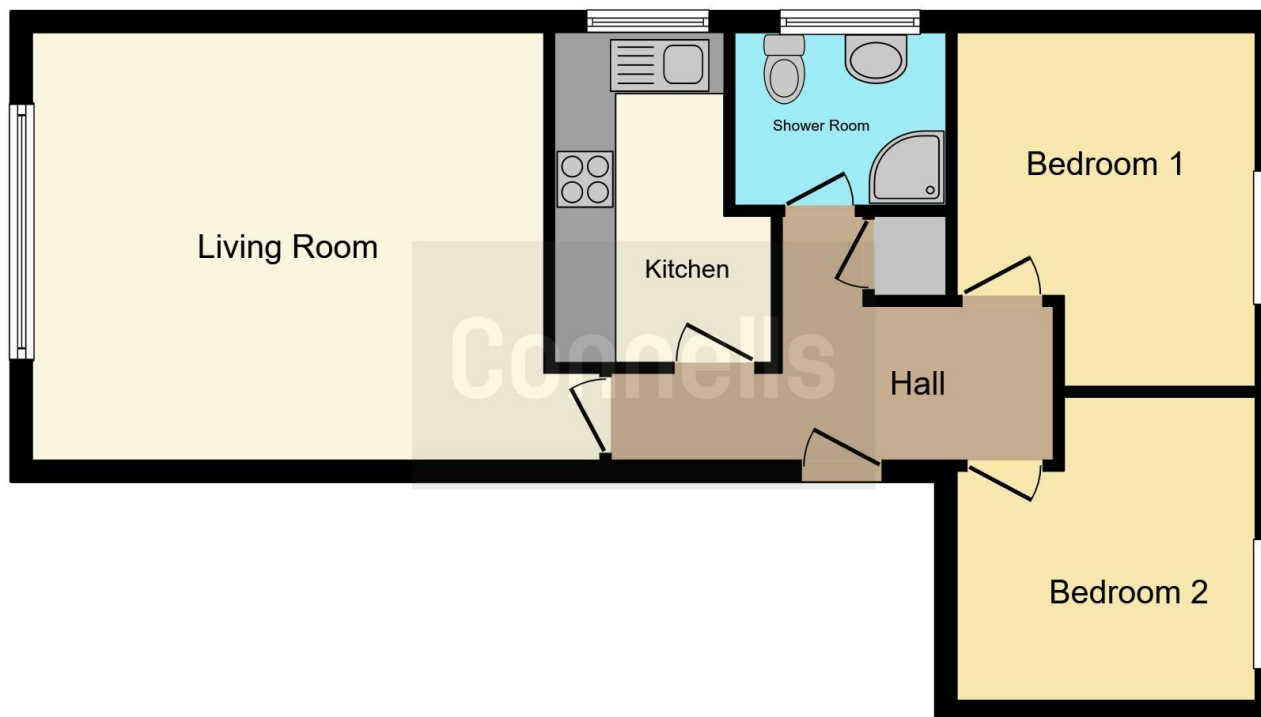
9' 7" x 9' 9" (2.92m x 2.97m)

Single glazed window facing rear elevation and ceiling light point.









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/GBR311383

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1983. 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.

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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