



**Connells**

Spiral Court Wheelwright Road  
Birmingham



### Property Description

A well presented 2 double bedroom 1st floor flat. Offered with NO UPWARD CHAIN. Being sold with extended lease upon completion. Excellent position close to Erdington Train Stations and main road bus routes giving easy access to Birmingham City Centre and easy quick access to M6 motorway links located at the end of Gravelly Hill. The property has the benefit of security entry intercom and a garage en bloc. There is a communal entrance hall leading to a private hallway, good sized lounge diner opening into a fitted kitchen with some built in appliances, 2 double bedrooms and a bathroom. The property is dual aspect, light and airy. There are communal gardens and a garage en bloc. Excellent first time buyer/couples or investment buy

### Communal Hallway

The communal entrance hall is accessed from the rear of the building and has an entrance door giving access into the communal hallway and stairs lead up to the first floor landing, access to private accommodation.

### Private Hallway

Having door into the hallway, having a phone entry system telephone to the wall, built-in cupboard providing storage and having a shelf, doors off to the lounge, the two bedrooms and the bathroom.

### Lounge

16' x 10' 5" ( 4.88m x 3.17m )  
Having double glazed window to the front, telephone point, TV aerial point, storage heater and doorway gives access into the kitchen.

### Kitchen

10' 5" x 7' 2" ( 3.17m x 2.18m )  
Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the communal gardens, 1&1/2 bowl stainless steel sink and drainer unit with mixer tap over, decorative splash back tiling, integrated electric oven, integrated electric hob, work surfaces, fridge freezer, integrated slim-line dishwasher, a washing machine and storage heater to the wall.

### Bedroom One

11' 10" x 10' 4" TO THE FRONT OF THE WARDROBES ( 3.61m x 3.15m TO THE FRONT OF THE WARDROBES )  
Having double glazed window to the front, storage heater to wall with built-in cabinet over and built-in double wardrobe having hanging rail and shelving.

### Bedroom Two

15' 1" x 7' 5" ( 4.60m x 2.26m )  
Having double glazed window to the front, storage heater to wall with cabinet over.

## Bathroom

Comprising a three piece white bathroom suite, having paneled bath with electric shower over, low level flush WC, extractor fan to wall, vanity wash hand basin with built-in cupboard under, storage heater to wall and frosted double glazed window to the rear.

## Outside

## Communal Gardens

The property benefits from having communal gardens with garden laid to lawn.

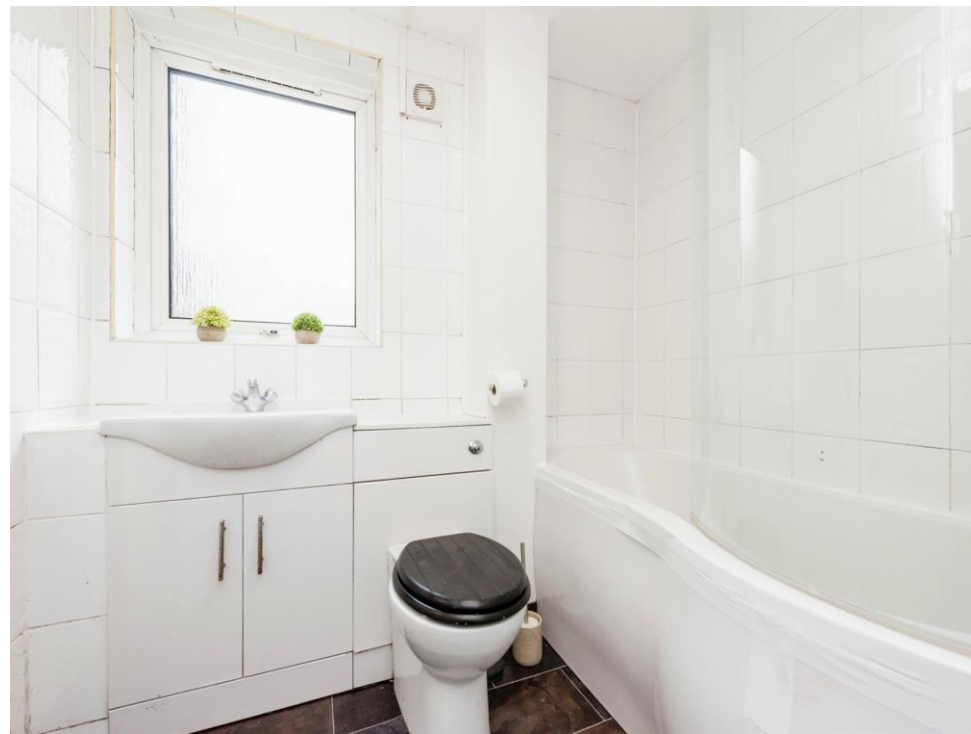
## Garage

The property benefits from having garage en-bloc. PLEASE NOTE THAT THE GARAGE HAS NOT BEEN MEASURED.

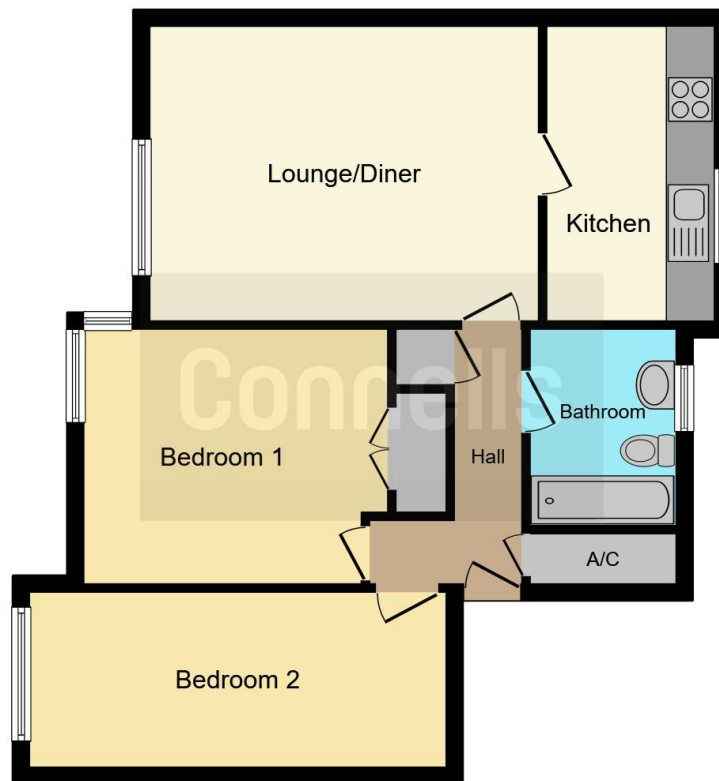
## Agents Note

TERM OF LEASE- 999 YEARS WILL BE EXTENDED UPON COMPLETION.









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: D**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1982. 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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