



Connells

Aaron Court Wood End Road
Birmingham



Property Description

A good sized 2 double bedroom 2nd floor flat close to heart of Erdington giving easy access to the amenities of the High Street shopping and easy access to main road, bus and rail transport links. There is secure parking set behind secure electric gates. Having communal hallway with phone entry intercom system leading to the 2nd floor landing. The private accommodation comprises hallway giving access the lounge with Juliet balcony, modern fitted kitchen, main bedroom with en-suite shower room, 2nd bedroom and a main bathroom. The property benefits from having double glazing and central heating. There are communal gardens to the rear. Offered with no Chain.

Communal Hallway

Having a secure entry intercom system to wall, stairs leading to the second-floor landing and door gives access into the private accommodation.

Private Hallway

Having radiator to wall, laminate flooring, doors to the lounge, two bedrooms, bathroom and storage cupboard.

Lounge

18' PLUS THE DOOR RECESS x 10' 4" (5.49m PLUS THE DOOR RECESS x 3.15m)
Having double glazed French doors to the front opening onto a Juliet balcony, two radiators to wall, telephone point, TV aerial point and door gives access into the kitchen.

Kitchen

10' 5" x 7' 1" (3.17m x 2.16m)

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, frosted double glazed window to the side, stainless steel sink and drainer unit with mixer tap over, splash back tiling, integrated electric oven, integrated gas hob with built-in cooker hood and extractor over, space for a fridge freezer and wall mounted central heating boiler.

Bedroom One

10' 4" x 12' 11" (3.15m x 3.94m)

Having double glazed window to the front, radiator to wall, telephone point, TV aerial point and door gives access onto the en-suite shower room.

En-Suite Shower Room

Having shower cubicle with electric shower facility, low level flush WC, pedestal wash hand basin, radiator to wall, extractor fan and spotlights.

Bedroom Two

12' 11" x 6' 2" (3.94m x 1.88m)

Having skylight window, radiator to wall, TV aerial point and telephone point.

Family Bathroom

Briefly comprising a white bathroom suite having paneled bath, pedestal wash hand basin, low level flush WC, extractor fan, spotlights to ceiling and radiator to wall.

Outside

Communal Gardens

There are communal gardens to the front and rear.

Secure Gated Parking

There are secure gates to the side of the development, giving access to a secure rear parking area. The property has an allocated parking space (SUBJECT TO SOLICITORS VERIFICATION FROM THE TITLE PLAN).









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: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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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