



Connells

Goosemoor House Goosemoor Lane
BIRMINGHAM

Goosemoor House Goosemoor Lane BIRMINGHAM B23 5RF

for sale
£140,000



Property Description

NO CHAIN* A lovingly presented 2 bedroom apartment in a quiet, modern building with well looked after gardens and access to private parking at the rear. With fantastic main road links to Birmingham City Centre and quick access to local train stations, this property is in a fantastic location for anybody looking for easy access to local amenities. This apartment features a generous open plan kitchen living area, with integrated appliances including brand new fridge freezer and electric hob and oven, overlooking the well maintained communal gardens. With 2 great sized double bedrooms and ample storage space throughout, this really is a great property. **VIEWINGS HIGHLY RECOMMENDED.**

Communal Entrance

Communal entrance, intercom system to wall

Private Entrance Hall

Electric heater to wall, intercom system to wall. Door leads to kitchen/lounge area.

Kitchen/Lounge Area.

16' 7" x 12' 2" (5.05m x 3.71m)

Having an electric heater to wall, front facing window overlooking the gardens. The kitchen area briefly comprises an electric four-ring hob and electric oven with filter hood over, integrated fridge/freezer, space and plumbing for a washing machine, ample cupboard storage space.

Bedroom 1

15' 7" x 9' (4.75m x 2.74m)

A front facing bedroom, having electric heater to wall, two storage cupboards one of which houses the hot water tank.

Bedroom 2

10' x 9' 4" (3.05m x 2.84m)

A front facing bedroom, having electric heater to wall and two ventilation vents

Bathroom

Briefly comprising a bath with electric shower over, low level flush WC, hand wash basin, electric towel warmer radiator and extractor fan.

Outside - Communal Gardens

Well looked after communal gardens

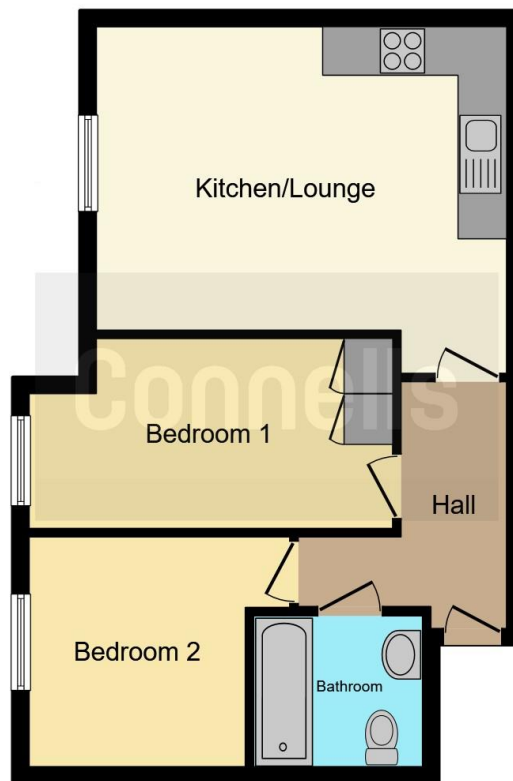
Car Park

Two allocated private car parking spaces to the rear.









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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2700.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310938

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310938 - 0004