



**Hemlingford Road, Birmingham B37 6DH**



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## welcome to Hemlingford Road, Birmingham

- GROUND FLOOR FLAT
- THREE BEDROOMS
- LOUNGE WITH BALCONY AREA
- FITTED KITCHEN
- QUIET LOCATION

Tenure: Leasehold

EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for

offers over **£120,000**



### Agent Note Entrance Hall

### Lounge

10' 8" max x 9' 7" min ( 3.25m max x 2.92m min )

### Kitchen

10' x 6' 6" ( 3.05m x 1.98m )

### Landing

### Bedroom One

10' 1" x 12' 9" ( 3.07m x 3.89m )

### Bedroom Two

10' 3" x 7' 1" ( 3.12m x 2.16m )

### Bedroom Three

9' 3" x 6' 7" ( 2.82m x 2.01m )

### Bathroom

### Rear Garden

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Property Ref:

CAB110943 - 0003

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