

# Bardfield Close, Birmingham B42 1EL



## welcome to

## **Bardfield Close, Birmingham**

\*\*\*NO CHAIN\*\*\*GROUND FLOOR FLAT\*\*\*TWO DOUBLE BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN\*\*\*BATHROOM\*\*\*COMMUNAL GARDENS\*\*\*SECURE INTERCOM ENTRANCE\*\*\*

#### **Agent Note**

Council Tax Band A

#### Approach

Communal gardens with path leading to the entrance door with intercom system

**Communal Hallway** Door into the refuse cupboard, ceiling light points, door into

#### **Entrance Hall**

Two ceiling light poins, radiator, intercom system, radiator, doors to

#### Lounge

16' 10" x 11' 9" ( 5.13m x 3.58m ) Double glazed window to the front with secondary glazed panel, radiator, ceiling light point and door into

### Kitchen

#### 11' 4" x 7' (3.45m x 2.13m) Double glazed window to the front, a range of wall and units with worksurface over, stainless steel sink and drainer, gas hob with extractor over and electric oven, plumbing for washing machine, radiator, ceiling light point, tiled splashbacks and door into pantry with wall mounted boiler

### **Bedroom One**

15' 6" x 8' 9" ( 4.72m x 2.67m ) Double glazed window to the front, radiator, ceiling light point

### **Bedroom Two**

13' 9" plus recess x 9' 10" ( 4.19m plus recess x 3.00m ) Double glazed window to the front, radiator, ceiling light point







#### Bathroom

Double glazed window to the side, panelled bath, low level wc, wash hand basin and vanity cupboard, ceiling light point, tiled walls.







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- NO CHAIN
- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- KITCHEN

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Sep 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



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

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Property Ref:

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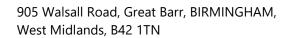
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