



**Andrew Court Greenholm Road, Birmingham B44 8HJ**

**welcome to**

## **Andrew Court Greenholm Road, Birmingham**

A modern two-bedroom apartment in the popular Andrew Court development, featuring an open-plan lounge and kitchen, contemporary bathroom, and communal parking. Ideal for first-time buyers or investors.

### **Agent Note**

Council Tax Band B

### **Entrance Hall**

Laminate flooring, electric heater, ceiling light point

### **Lounge / Kitchen**

19' 2" x 16' 11" ( 5.84m x 5.16m )

Double glazed front door to the front of the property, open plan lounge/ diner/ kitchen, laminate flooring, two electric heaters, three ceiling light points, a range of wall and floor cabinets with a roll top worksurface, sink and drainer, integrated cooker, electric hob.

### **Bedroom One**

13' 5" x 10' 8" ( 4.09m x 3.25m )

Double glazed rear window, electric heater, laminate flooring, fitted wardrobes and over head cupboards, ceiling light point

### **Bedroom Two**

13' 5" x 8' 4" ( 4.09m x 2.54m )

Double glazed window to the rear of the property, carpeted, fitted wardrobes, ceiling light points

### **Bathroom**

6' 7" x 6' 5" ( 2.01m x 1.96m )

Electric shower over the bath, WC, sink, heated towel rail, spot lights





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## Andrew Court Greenholm Road, Birmingham

- APARTMENT
- TWO BEDROOMS
- OPEN PLAN LOUNGE & KITCHEN
- BATHROOM
- DOUBLE GLAZED

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£125 000**



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](http://www.focalagent.com)

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Property Ref:  
GRB111807 - 0007

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