



**Oddingley Road, Birmingham B31 3BP**

**welcome to**

## **Oddingley Road, Birmingham**

\*\*\* BEAUTIFULLY PRESENTED UPPER FLOOR FLAT \*\*\* STUNNING VIEWS OF WEST HEATH PARK \*\*\* TWO GOOD SIZED BEDROOMS \*\*\*  
LIVING/DINING ROOM \*\*\* FITTED KITCHEN \*\*\* FAMILY BATHROOM \*\*\* AMPLE STORAGE THROUGHOUT \*\*\* GREAT LOCATION \*\*\*

### **Agent Note**

This property is council tax band B.

### **Hallway**

Double glazed windows to side, central heating radiator.

### **Lounge/Diner**

19' 3" x 9' 3" ( 5.87m x 2.82m )

Double glazed windows to side & rear, and side door to balcony, central heating radiator.

### **Kitchen**

8' 6" x 8' 1" ( 2.59m x 2.46m )

Double glazed windows to side & rear, central heating radiator, range of wall & base units with drawers and work-tops over, integrated fridge freezer, space for washing machine, electric hob & oven with extractor over, sink & drainer unit.

### **Bedroom 1**

13' 4" x 11' 5" ( 4.06m x 3.48m )

Double glazed window to side, central heating radiator.

### **Bedroom 2**

9' 9" x 6' 4" ( 2.97m x 1.93m )

Double glazed window to side, central heating radiator.

### **Bathroom**

8' 1" x 5' 7" ( 2.46m x 1.70m )

Double glazed window to side, heated towel rail, tiling to splash-prone areas, bath with shower over and glass screen, low level flush w/c, wash hand basin with mixer tap.

### **Balcony**

Paved floor, small seating area.

### **Rear Garden**

Patio area, steps to grass area.





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welcome to

## Oddingley Road, Birmingham

- Beautifully presented upper floor flat
- Two great sized bedrooms
- Living/dining room
- Fitted kitchen
- Family bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 995.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



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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