

for sale

offers in the region of **£155,000**



## Arden Grove Ladywood Birmingham B16 8HQ

**AN IDEAL FIRST TIME PURCHASE** - A two bedroom property, offering open plan lounge kitchen, bathroom & parking, two good size bedrooms. Property has easy access to local amenities located in City centre.

# Arden Grove Ladywood Birmingham B16 8HQ

## Approach

Communal entrance with access to all floors.

## Lounge/Kitchen

15' 7" x 19' 8" ( 4.75m x 5.99m )

Fully fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven/hob, spotlights, tiled, double glazed window.

Lounge area with double glazed window, laminate flooring and wall mounted heater.

## Bedroom One

8' 8" x 16' 4" ( 2.64m x 4.98m )

Double glazed window to the front.

## Bedroom Two

7' 3" x 9' 9" ( 2.21m x 2.97m )

Double glazed window to the front.

## Bathroom

Walk in shower, wash hand basin, w.c, fully tiled.













To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG113158 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/DIG113158](https://www.connells.co.uk/Property/DIG113158)**

This is a Leasehold property. We are awaiting further details about the Term of the lease.  
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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