



 **urbangrey**
ESTATES

FLAT 4, 1 BIRCHTREES DRIVE, BIRMINGHAM, B33 0AF

ASKING PRICE £103,000





Situated in the popular residential area of Kitts Green, Birmingham (B33), this one-bedroom ground floor apartment offers an ideal combination of comfort, convenience, and practicality. Perfect for first-time buyers, downsizers, or investors, the home benefits from bright, well-proportioned accommodation and a secure, welcoming setting.

Entrance & Hallway

Access is via a secure intercom-controlled communal entrance, leading into the hallway and front door of the apartment. The hallway connects all rooms efficiently and provides a smooth flow throughout the property.





Lounge - 5.40m (17'9") x 3.17m (10'5")

A bright and spacious lounge greets you with a triple-glazed window to the side, flooding the room with natural light.

Two built-in cupboards provide storage - one housing the electric meter, the other the hot water tank. An electric storage heater ensures year-round comfort, while the open-plan layout enhances the sense of space and makes this a versatile living area for relaxing or entertaining.



Kitchen – 3.33m (10'11") x 1.88m (6'2")

The fitted kitchen is well-appointed with a matching range of base and wall units, offering generous workspace and storage.

A stainless-steel sink with single drainer, plumbing for a washing machine, electric oven, and four-ring hob with extractor hood provide everything needed for practical daily living. A uPVC double-glazed window overlooks the rear, filling the kitchen with natural light.



Bedroom – 3.43m (11'3") x 3.10m (10'2")

The bedroom is a peaceful retreat, featuring a triple-glazed window to the side for insulation and tranquillity. A built-in storage cupboard adds practicality, while the electric storage heater ensures comfort. The sliding door layout maximises usable space and keeps the room uncluttered.



Shower Room

The shower room is fitted with a modern three-piece suite: a shower enclosure with electric shower, wash hand basin, and low-level WC. Finished in neutral tones, it is simple to maintain and practical for everyday use.



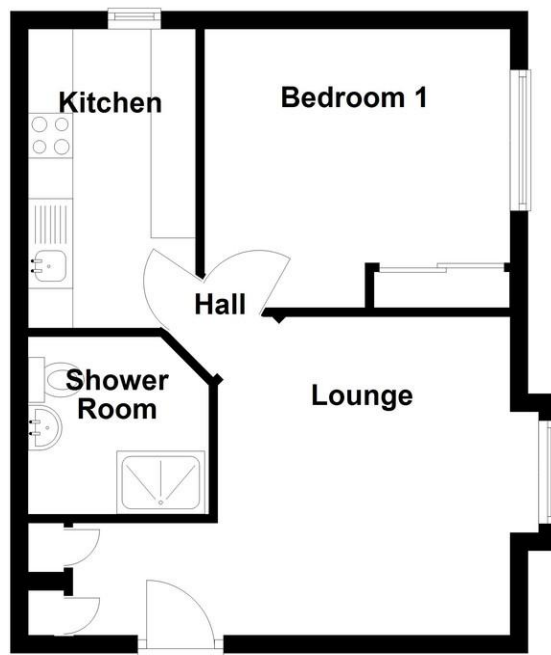
Outside

The apartment includes an allocated parking space and benefits from a secure communal entrance, providing peace of mind and convenience for residents.



Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 36.9 sq. metres (397.4 sq. feet)