



**11 Waterward Close, Birmingham, B17 0DP**

**Asking Price £85,000**

Hadleigh Estates are pleased to present this one bedroom apartment for over 55's living situated in Harborne on the popular Waterward Closed.

Waterward Close is situated in Harborne on a private road. Accommodation is for over 55's and comprises; entrance hallway, lounge, kitchen, bedroom, bathroom, patio area, communal laundry room and communal parking.

EPC - E

Council Tax Band - B

Tenure - Leasehold

Lease Length - 62 Years

Service Charge and Ground Rent - £209.19pcm



## Kitchen



Laminate wood flooring, double glazed window to rear elevation, ceiling light point, electric cooker / hob, radiator and various cupboards for storage.

## Living Room



Carpeted flooring, ceiling light point, radiator and double glazed sliding door to rear elevation.

## Bathroom



Laminate tile flooring, ceiling light point, low flush W.C, hand wash basin, shower cubicle and storage cupboards.

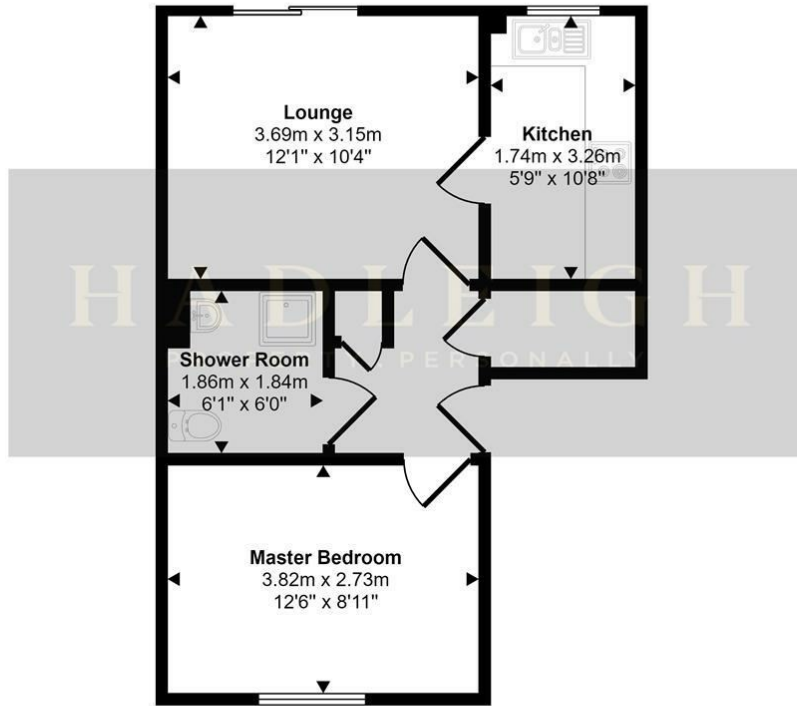
## Bedroom



Carpeted flooring, double glazed window to front elevation, ceiling light point and radiator.

## Floor Plan

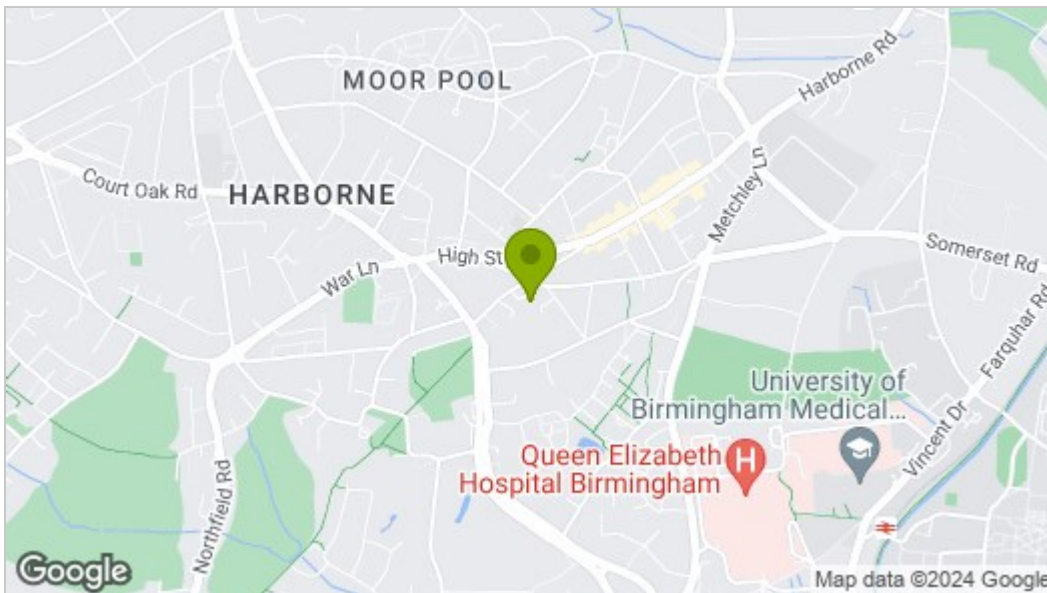
Approx Gross Internal Area  
39 sq m / 416 sq ft



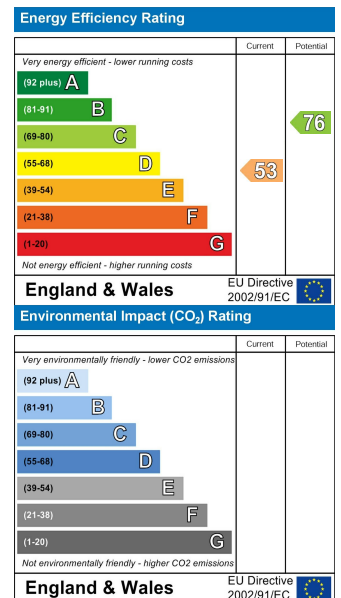
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.