



Flat 2 Block 2 Chad Valley Close, Birmingham, B17 9LN

**Asking Price £125,000**

Hadleigh Estate Agents are delighted to offer this fantastic ground floor one bedroom apartment for sale. Offered with no upward chain the property was completely refurbished and rewired by the current owner in 2019. Further benefitting from residents only parking, enclosing two parking permits.

In brief, this modern property is accessed via secure entry and comprises of spacious entrance hallway, lounge diner, newly fitted kitchen, modern bathroom and large double bedroom.



## Location



Chad Valley Close is conveniently located for easy access onto Harborne High Street, offering an array of bars, restaurants and shops. Excellent transport links are on offer into Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Leisure Centre, Harborne Golf Club and nearby Edgbaston Priory and Tennis Club.

## Hallway

Spacious and welcoming hallway with LVT flooring, internal storage cupboard, electric heater and ceiling light point. Each room benefits from partially glazed internal doors allowing light to enter the room.

## Lounge Diner



Spacious lounge and diner offering double glazed window to rear elevation, LVT flooring, electric heating and ceiling light point.

## Kitchen



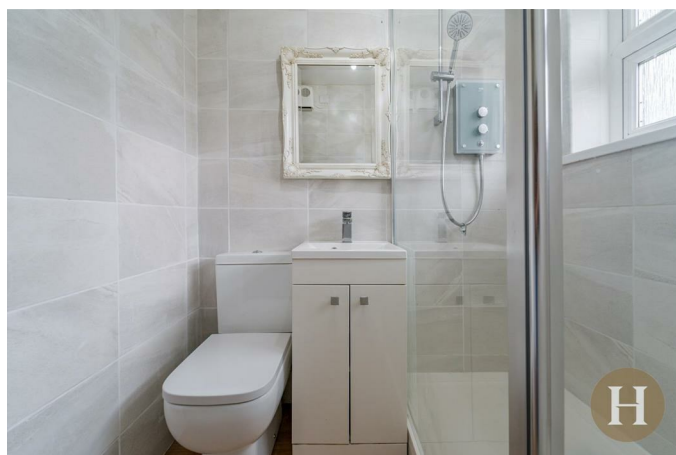
Modern fitted gloss kitchen with a range of base and wall units, including solid Oak worktops and under unit lighting. Integrated oven, microwave oven, hob and extractor hood. LVT flooring, space for tall Fridge Freezer, double glazed window to rear elevation and ceiling light point.

## Bedroom



Large double bedroom with LVT flooring, double glazed window to rear elevation, ceiling light point and electric heater.

## Bathroom



Newly fitted modern bathroom offering walk in shower, low level flush WC and vanity unit. LVT

flooring, tiled walls and obscure glazed window to rear elevation.

### **General Information**

We have been advised the following lease information:

Lease term: 125 years from 25th March 1984

Ground rent: £10 per annum

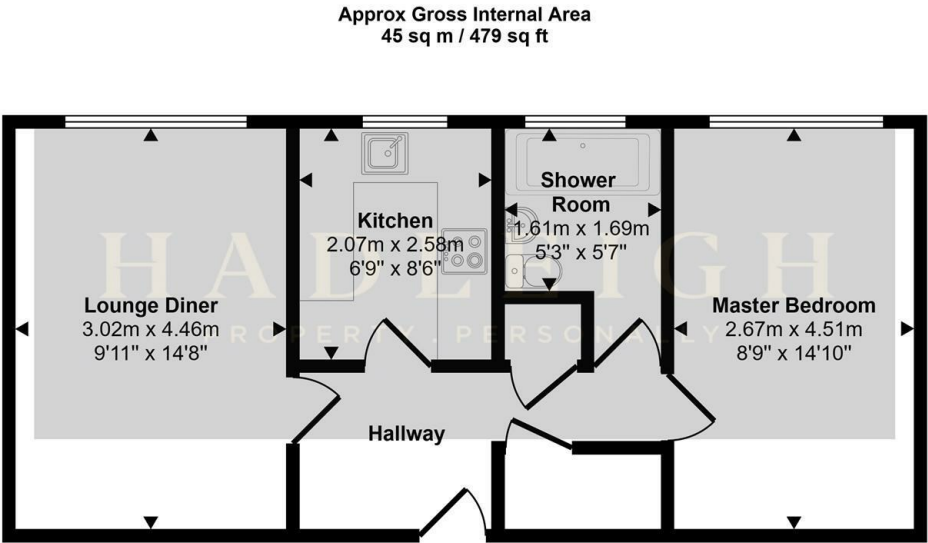
Service charge: £183.50 per month

EPC - D

Council Tax Band - A

Please note, any buyer will need to confirm the above with their legal representative and Hadleigh Estate Agents cannot be held liable.

Floor Plan



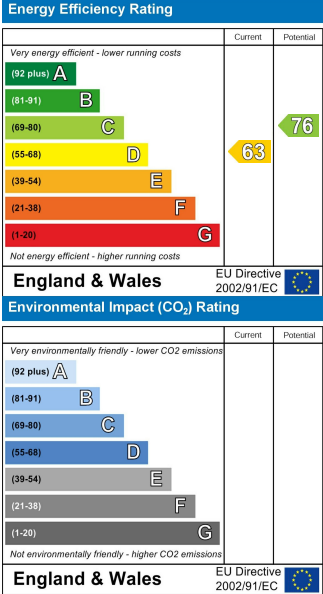
Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.