

# HUNTERS<sup>®</sup>

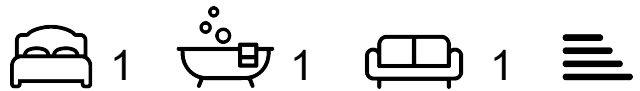
HERE TO GET *you* THERE



## Brookvale Road

Erdington, Birmingham, B23 7WQ

£65,000



Council Tax:



341 Brookvale Road  
Erdington, Birmingham, B23 7WQ

£65,000



A fantastic opportunity for the over 55's to live in this quiet, close knit community situated on Brookvale Road, approached from George Road and in very easy access of Erdington's local amenities, public transport and Brookvale Park.

The property briefly comprises; entrance hall with store cupboard, bedroom with fitted wardrobes, airing cupboard and bay window to front, lounge with feature fireplace and double doors opening to kitchen. The kitchen benefits from a range of comprehensive fitted units including fridge/freezer, oven, electric hob and extractor hood. Good sized bathroom with bath and shower over bath.

Outside, communal gardens to front and residents parking.

We understand that this property is leasehold with 102 years left on the lease, though interested parties should obtain verification from their own solicitor. We have been informed that the service charge is £490.00 a month.

## RECEPTION HALL

## BEDROOM

12.4 x 9.10 (3.66m.1.22m x 2.74m.3.05m)

## LOUNGE

12.3 x 14.4 (3.66m.0.91m x 4.27m.1.22m)

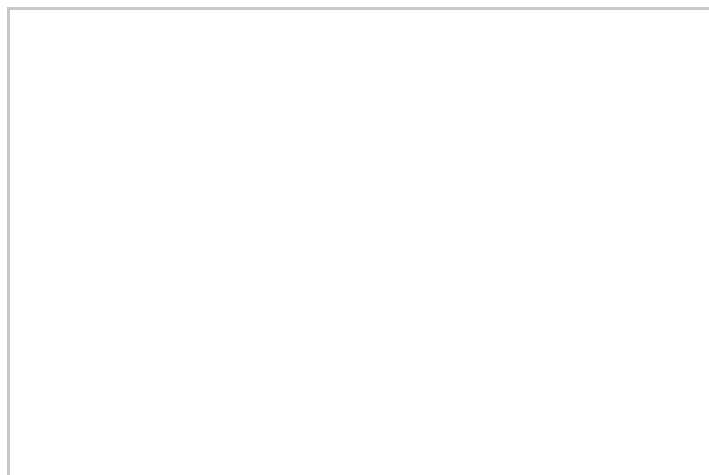
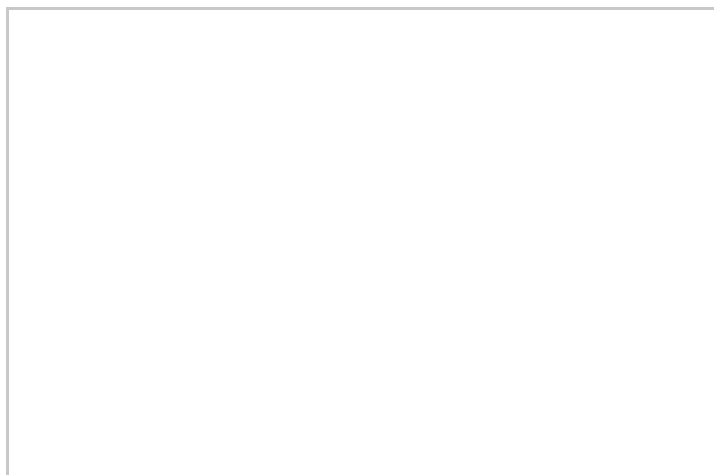
## KITCHEN

10.7 x 8.0 (3.05m.2.13m x 2.44m.0.00m)

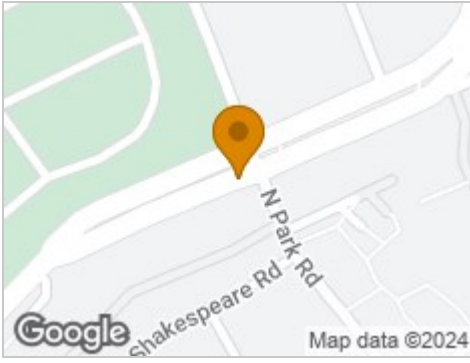
## SHOWER ROOM

7.11 x 8 (2.13m.3.35m x 2.44m)

## STORE CUPBOARD



## Road Map



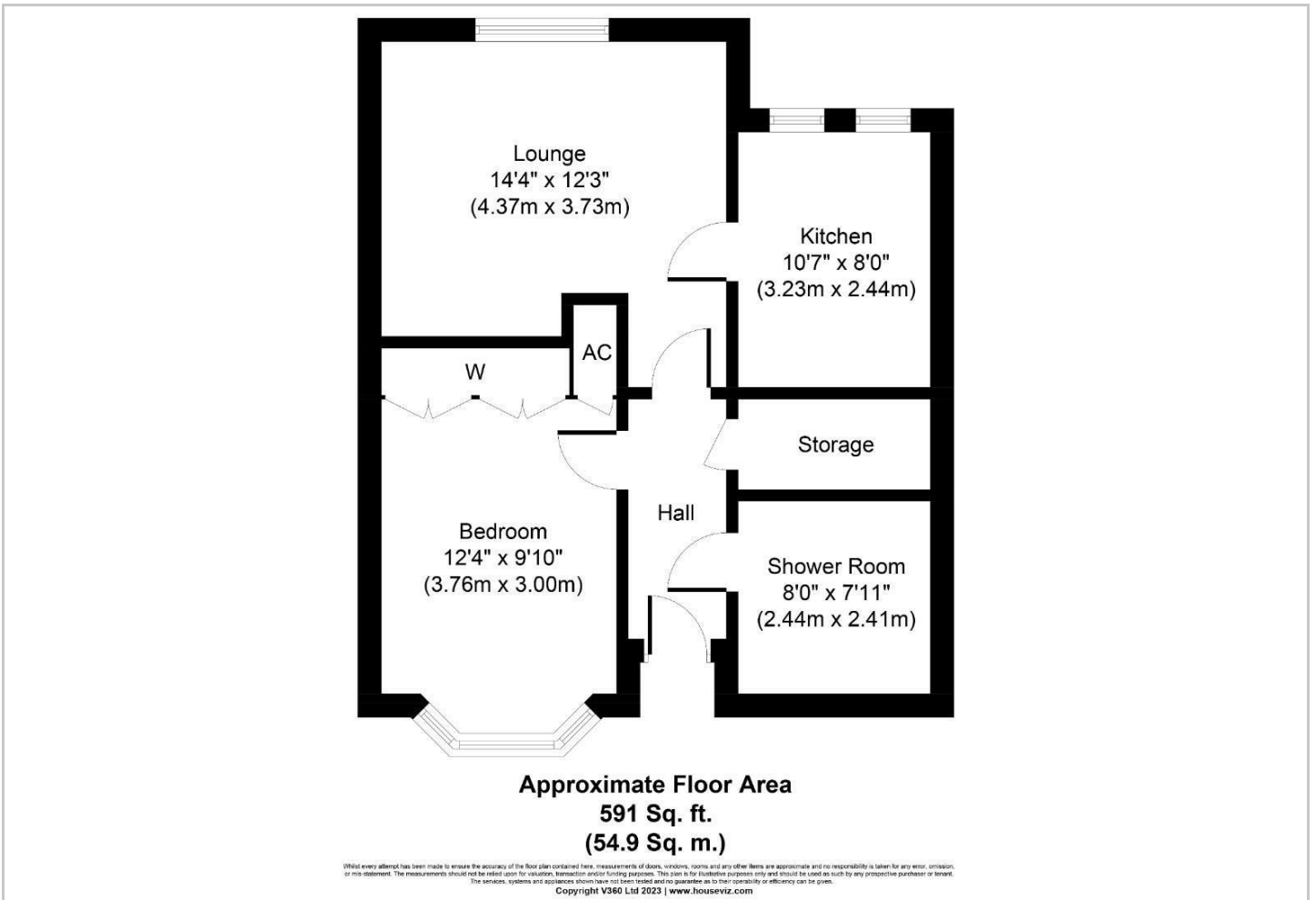
## Hybrid Map



## Terrain Map



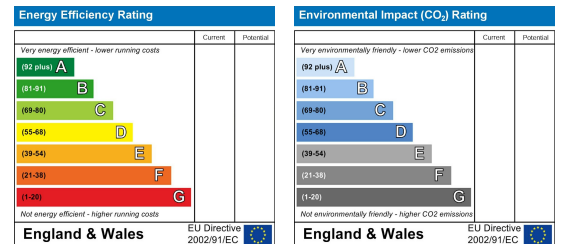
## Floor Plan



## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.