



Tower Road, Erdington, Birmingham







## Property Description

A well presented first floor two bedroom apartment with en-suite, ideally located to all local amenities. Accommodation comprises entrance porch, entrance hallway, lounge / dining room, fully fitted kitchen, two double bedrooms, master with en-suite, and bathroom with shower. Property further benefits from double glazing, gas central heating, off road parking and communal garden.

## Lounge

13' 4" x 11' 8" ( 4.06m x 3.56m )

Double glazed window to side elevation, double glazed French doors, wood effect laminate flooring, two ceiling light points and two central heating radiators.

## Bedroom One

13' 4" into max x 10' 8" ( 4.06m into max x 3.25m )

Double glazed window to side elevation, fitted wardrobes, a central heating radiator and a ceiling light point, master en-suite with shower.

## Bedroom Two

12' 1" x 8' 9" ( 3.68m x 2.67m )

Double glazed window to side elevation, a central heating radiator, fitted wardrobes and a ceiling light point.

## Kitchen

9' 8" x 11' 8" ( 2.95m x 3.56m )

A range of wall and base units with work surface over, incorporating a sink/drain, electric oven, gas hob, cooker hood, integral washing machine and fridge-freezer, tiling to splash back areas, and tiled flooring.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 0121 373 6320**  
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Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

EPC Rating: B

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.



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