





Property Description

Set in a quiet Harborne cul-de-sac, this well-kept two-bedroom flat on Arosa Drive offers bright, comfortable living just moments from the High Street. The property features a spacious lounge filled with natural light, a separate fitted kitchen, two well-proportioned bedrooms and a modern bathroom, creating a practical layout ideal for first-time buyers, downsizers or investors.

The development enjoys tidy communal grounds, off-road residents' parking, and the added bonus of a private garage, providing valuable storage or secure parking. Its location is a major highlight — you're within easy reach of Harborne's cafés, shops and restaurants, as well as excellent transport links to the QE Hospital, University of Birmingham and Birmingham City Centre. A smart, low-maintenance home in a consistently desirable B17 spot.

Approach

Accommodation set behind communal off-road parking

Hallway

access onto all accommodation rooms plus three storage cupboards

Kitchen

window to rear, matching wall and base units, ceiling light point, electrical points

Lounge

window to front, ceiling light point, panelled radiator, electrical points

Bedroom 1

window to rear, panelled radiator, electrical point, ceiling light point

Bedroom 2

window to front, ceiling light point, panelled radiator, electrical points

Bathroom

hand wash basin, low flush wc, frosted window to rear, panelled radiator, ceiling light point









Floor Plan

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.propertybox.io

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To view this property please contact Connells on

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158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1800.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310731

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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