

For Sale

offers in the region of **£140,000**



Hickory Drive Birmingham B17 8HL

Prime Properties in Birmingham! Discover this 2 bedroom groundfloor maisonette on Hickory Drive, brought to you by Connells Bearwood. Perfect for first-time buyers, commuters, or investors looking for a well-connected home in a popular location. ***Contact Us Today 0121 420 3611***

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Lounge/Dining Room

This bright and spacious reception room is arranged as a combined living and dining area, with sliding doors leading out to the rear garden. Finished with cream walls, carpeted flooring and a fireplace.

Kitchen

This compact kitchen is fitted with cream units and offers space for essential appliances like a washing machine, fridge freezer, and cooker. A window above the sink brings in natural light, while the layout provides practical storage and worktop space for everyday use.

Garden

This enclosed rear garden offers a private outdoor space with a mix of lawn and patio.

Bedroom One

Features double-glazed windows to the front aspect, a radiator, a ceiling light point, and a carpeted floor.

Bedroom Two

Features double-glazed windows to the rear aspect, a radiator, a ceiling light point, and a carpeted floor.

Bathroom

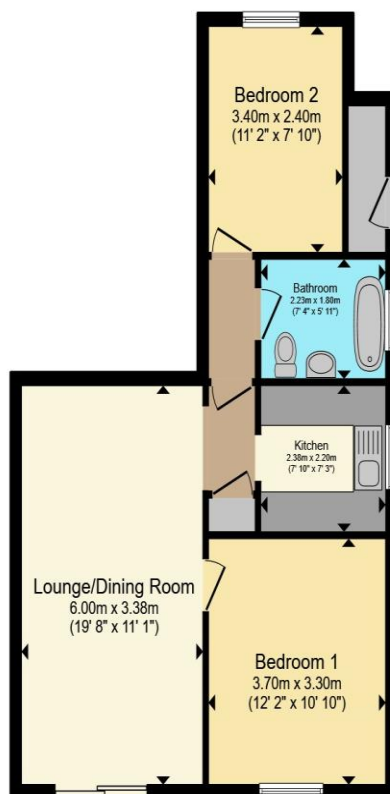
This functional bathroom features a panelled bath with overhead shower, a wash basin, and a mirrored cabinet for storage. Finished with dark blue tiling and a frosted window for privacy,

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 57.5 m² (619 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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Property Ref: BEA312261 - 0008

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

view this property online
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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.



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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