



## 94 Court Oak Road, Birmingham

£239,000 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Offered with no upward chain, situated on the second floor and being set within a modern development. Located on the corner of Fellows Lane and Court Oak Road.

The apartment block further benefits from a spacious and open plan lounge, diner and kitchen area. Boasting Juliet balcony and gas central heating running throughout. Two double bedrooms, along with master en-suite and family bathroom.

Further adding to the property is secure gated parking and communal gardens.







### Entrance Hallway

Carpeted flooring, central heating radiator, ceiling light points, secure entry intercom phone and loft access.

### Lounge Diner

Spacious reception room with double glazed patio doors to the rear elevation, opening onto Juliet balcony overlooking communal gardens. Two central heating radiators, two ceiling light points and allowing for separate dining area.

### Kitchen

Fitted kitchen with a range of wall and base units. 1½ bowl sink with drainer, plumbing for washing machine and space for fridge freezer. Ceiling light point, double glazed window to rear elevation, integrated oven and storage cupboard.



### Master Bedroom

Spacious master bedroom with double glazed window to front elevation, ceiling light points and central heating radiator. The master bedroom further benefits from access to own en-suite.





#### **En-suite Shower Room**

Partly tiled en-suite with shower cubicle and electric shower, low level WC, wash hand basin, central heating radiator, extractor fan and ceiling spotlights.

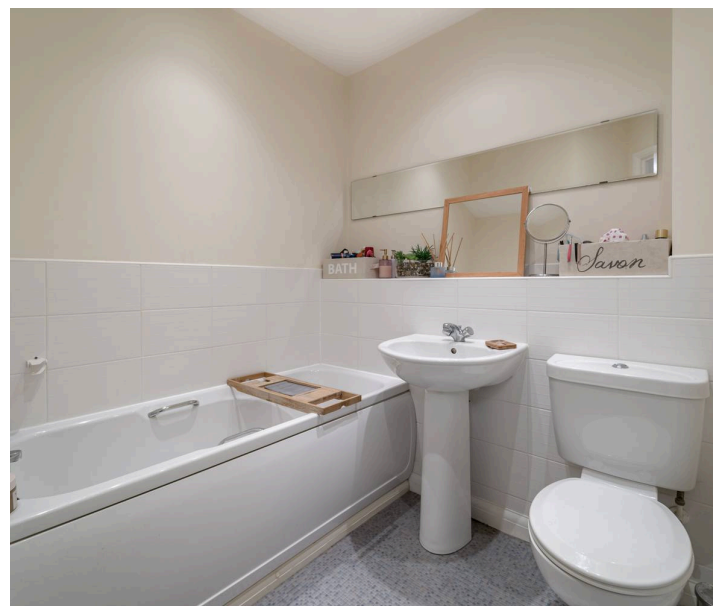
#### **Bedroom Two**

Double bedroom, benefitting from double glazed window to the front elevation, central heating radiator and ceiling light point.



#### **Bathroom**

Partly tiled house bathroom with low level WC, wash hand basin, panelled bath with handheld shower, central heating radiator, ceiling light point and extractor fan.





Council Tax band: B

Tenure: Leasehold

Years Remaining: 231

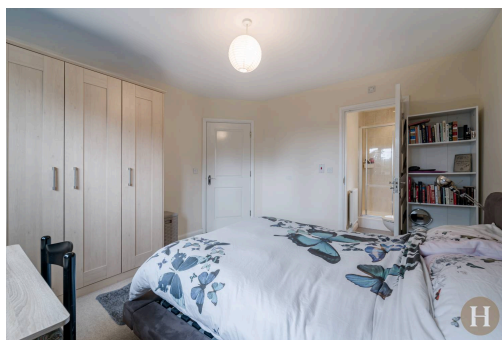
Service Charge PA: £2,500

Ground Rent PA: £245.84

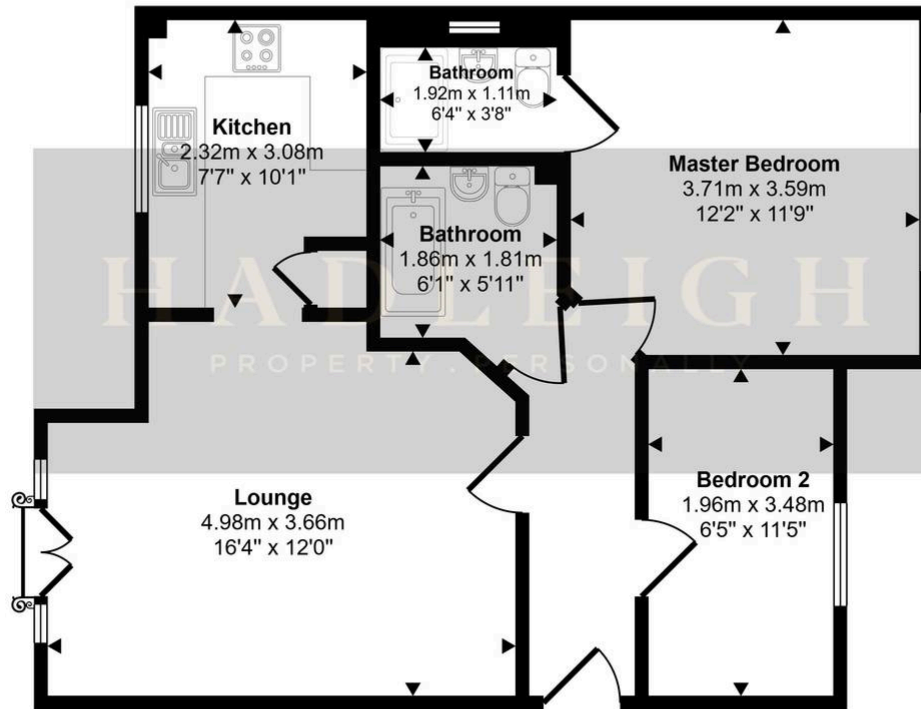
Energy performance certificate: C



- Two bedroom second floor apartment
- Open plan lounge, dining & kitchen area
- Juliet balcony
- No upward chain
- Secure gated parking
- Master bedroom with ensuite



Approx Gross Internal Area  
64 sq m / 690 sq ft



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.