



Flat 2, 2 Chad Valley Close, Birmingham

£132,500 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic ground floor one bedroom apartment for sale. Offered with no upward chain the property was completely refurbished and rewired by the current owner in 2019. Further benefitting from residents only parking, enclosing two parking permits. The property further benefits from having undergone a recent lease extension.

In brief, this modern property is accessed via secure entry and comprises of spacious entrance hallway, lounge diner, newly fitted kitchen, modern bathroom and large double bedroom.

H



Location

Chad Valley Close is conveniently located for easy access onto Harborne High Street, offering an array of bars, restaurants and shops. Excellent transport links are on offer into Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Leisure Centre, Harborne Golf Club and nearby Edgbaston Priory and Tennis Club.

Entrance Hallway

Spacious and welcoming hallway with LVT flooring, internal storage cupboard, electric heater and ceiling light point. Each room benefits from partially glazed internal doors allowing light to enter the room.



Lounge Diner

Spacious lounge and diner offering double glazed window to rear elevation, LVT flooring, electric heating and ceiling light point.

Kitchen

Modern fitted gloss kitchen with a range of base and wall units, including solid Oak worktops and under unit lighting. Integrated oven, microwave oven, hob and extractor hood. LVT flooring, space for tall Fridge Freezer, double glazed window to rear elevation and ceiling light point.



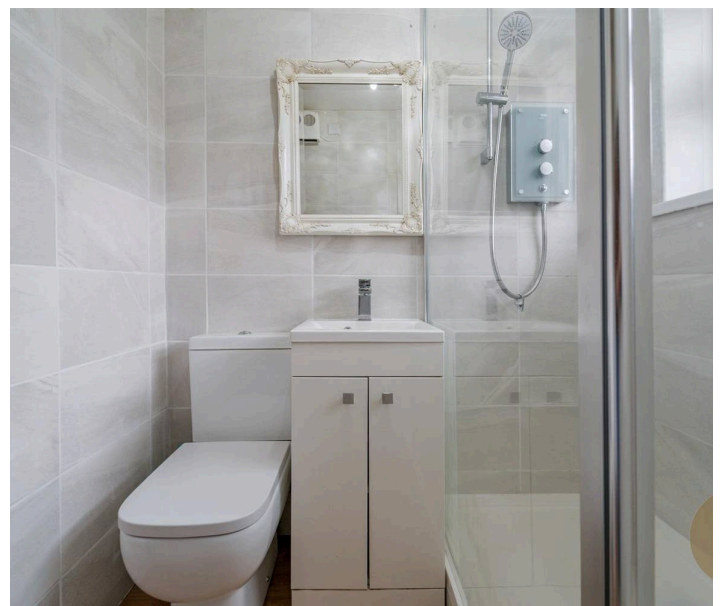


Bedroom

Large double bedroom with LVT flooring, double glazed window to rear elevation, ceiling light point and electric heater.

Bathroom

Newly fitted modern bathroom offering walk in shower, low level flush WC and vanity unit. LVT flooring, tiled walls and obscure glazed window to rear elevation.



Council Tax band: A

Tenure: Leasehold

Years remaining: 173

Ground Rent PA: £10

Service Charge PA: £2,202

EPC Energy Efficiency Rating: D

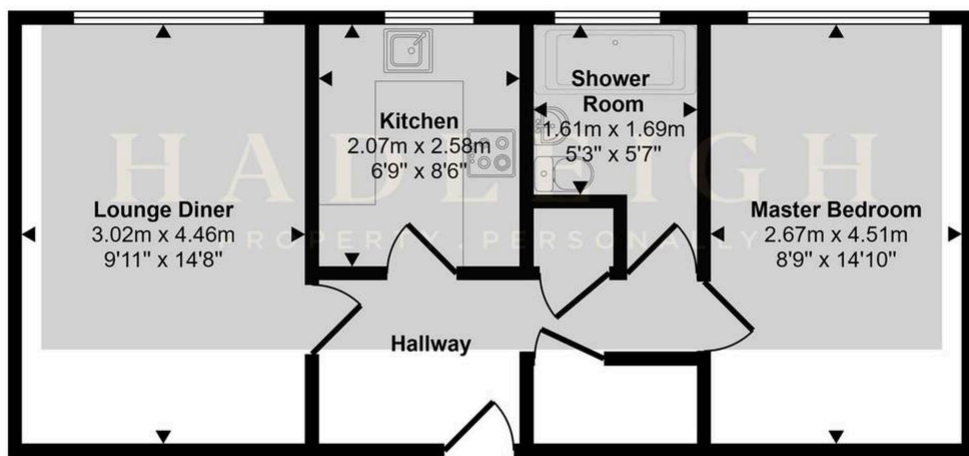
EPC Environmental Impact Rating: B



- › Refurbished one bedroom apartment
- › Rewired & modernised in 2019
- › Ground floor
- › Residents parking with two permits
- › No upward chain
- › Large double bedroom



Approx Gross Internal Area
45 sq m / 479 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.