



Goosemoor Lane, Birmingham





## Property Description

Situated on Goosemoor Lane in Erdington, this well-presented two-bedroom apartment offers a practical and low-maintenance living space ideal for first-time buyers or investors alike. Positioned within a purpose-built development, the property benefits from a convenient layout and a move-in ready condition, making it an attractive option for those looking to step onto the property ladder or expand a portfolio.

The property features an open-plan kitchen and lounge forming the central living space, complemented by two well-proportioned bedrooms and a full family bathroom. Further benefits include a hallway providing access to all rooms and a porch area offering a useful entry point. Located within close proximity to local amenities, transport links and commuter routes, the apartment is well placed for access into Birmingham city centre and surrounding areas.

## Entrance Porch

Providing access into the property.

## Hallway

Providing access to all rooms and storage.

## Kitchen / Lounge

Open-plan space comprising a fitted kitchen with a range of wall and base units, work surfaces, and space for appliances, with a lounge area suitable for seating and dining.

## Bedroom One

A well-proportioned double bedroom with space for bedroom furniture.

## Bedroom Two

A second bedroom suitable as a small double, guest room or home office.

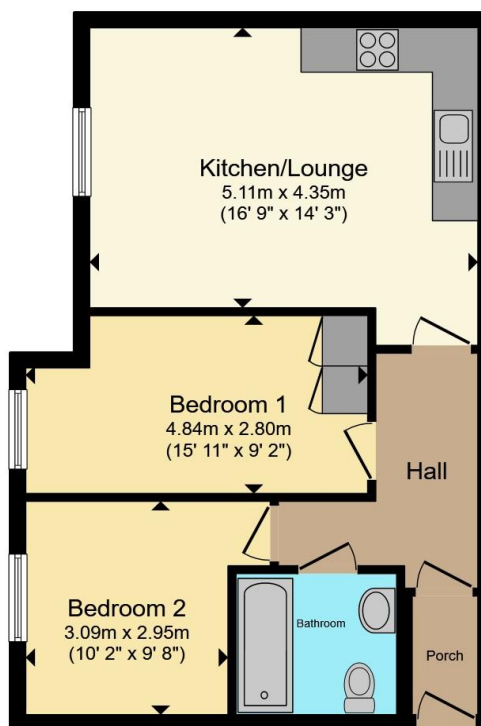
## Bathroom

Fitted with a bath, shower, wash hand basin and low level WC.









Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: B

Service Charge:  
2744.61

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 998 years from 20 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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