ENGLANDS



4, 18 Clent Way

Bartley Green, Birmingham, B32 4NW

£83,000

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PROPERTY DESCRIPTION

A first floor apartment located in this purpose-built low rise development. Set in a cul-de-sac and surrounded by greenery, this property includes hallway with storage, sitting room, kitchen, bedroom and bathroom.

Clent Way runs off Kitwell Lane in Bartley Green and is very well-located for local schools and shops, including a short distance to Newman University. The Queen Elizabeth Hospital, University of Birmingham, Quinton, Harborne and Edgbaston are readily accessible as well as local motorway connections and Birmingham City Centre. The M5 motorway is conveniently close by along with the delightful scenes of Bartley Reservoir.



Tel: 01214271974

18 Clent Way





Entrance door leads into:

HALLWAY
Having two ceiling light points, wooden style flooring, security answerphone and two storage cupboards, one housing hot water tank.

KITCHEN
3.69m max x 1.93m max (12'1" max x 6'3" max)
Having ceiling light point, UPVC double glazed window, vinyl flooring, partial tiling to walls, a range of wall and base units with worktop over, space for cooker, extractor fan, plumbing for washing machine, 1 1/2 bowl sink drainer with mixer tap over, and space for further appliances.

LOUNGE
4.29m max x 3.78m max (14'0" max x 12'4" max)
Having ceiling light point, UPVC double glazed window and electric heater.

BEDROOM
4.13m max x 3.25m max (13'6" max x 10'7" max)
Having ceiling light point, wooden style flooring, UPVC double glazed window and electric heater.

BATHROOM
Having ceiling light point, panelled bathtub with mixer tap over, wall mounted electric shower, vinyl flooring, fully tiled walls, towel rail, low flush WC, pedestal wash hand basin with mixer tap, and obscured UPVC double glazed window.

OUTSIDE
Communal parking.

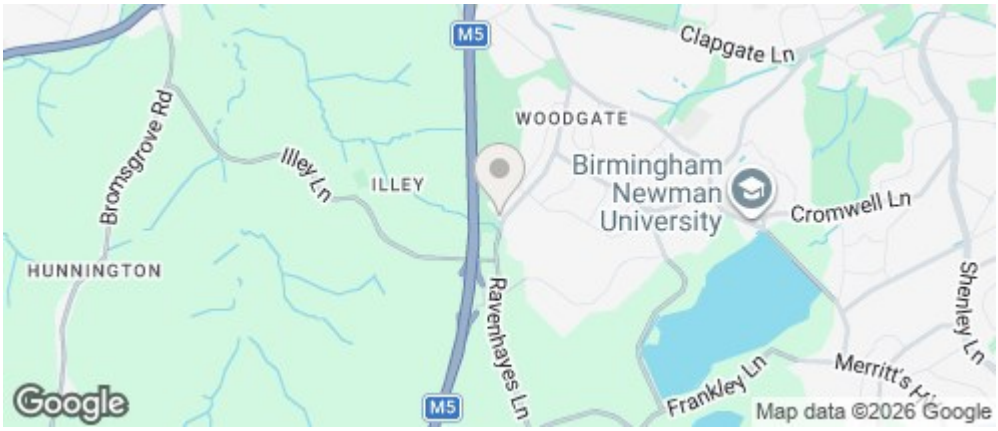
ADDITIONAL INFORMATION
TENURE: LEASEHOLD - we have been advised there are 83 years remaining with a service charge payable of approx. £1,400 and ground rent of £10 per annum.
COUNCIL TAX BAND: A



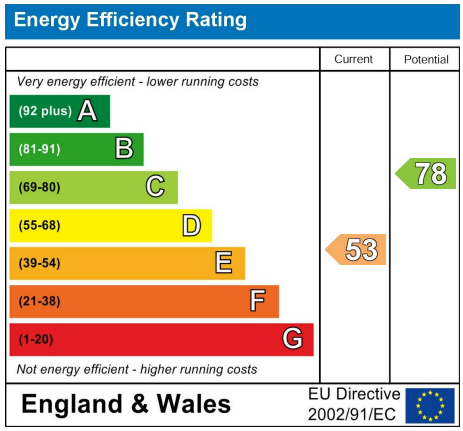
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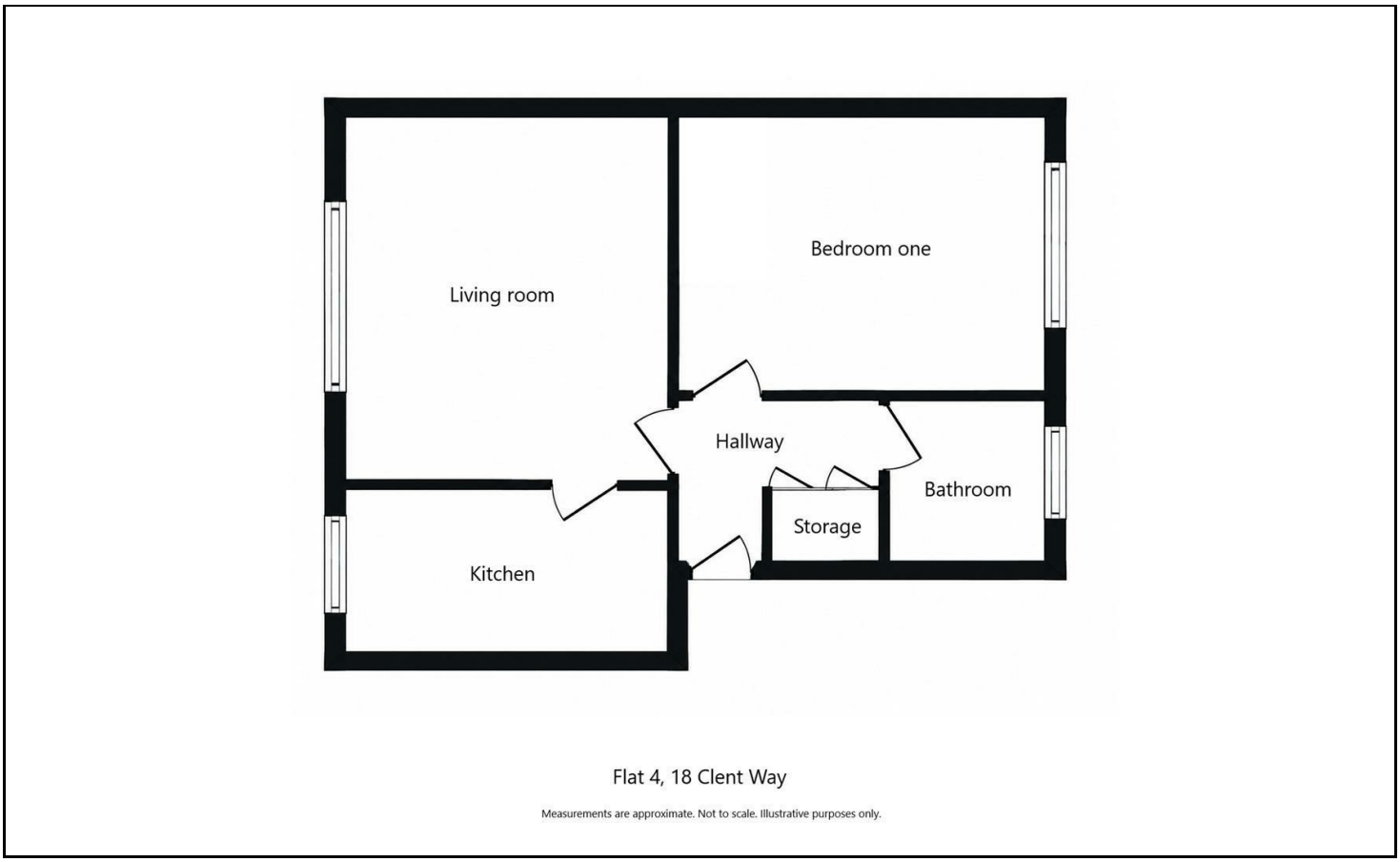
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.