



Arden Court, Kingsbury Road, Erdington, Birmingham



Arden Court, Kingsbury Road, Erdington, Birmingham, B24
9NQ

for sale offers in excess of
£100,000



Property Description

Located on the popular Kingsbury Road, this spacious first floor one bedroom apartment offers a clean, practical layout within a purpose-built development. The property is well suited to first-time buyers, downsizers or investors seeking strong transport links and a straightforward, low-maintenance home.

The accommodation is arranged off a central hallway with useful built-in storage. The lounge/diner is a bright and well-proportioned space with room for both living and dining furniture, while the fitted kitchen is set out in a functional galley style with a range of wall and base units and work surfaces over. The double bedroom comfortably accommodates full bedroom furniture, and the bathroom is fitted with a three-piece suite.

Further benefits include a secure intercom entry system, well-maintained communal grounds and a separate garage en-bloc, ideal for parking or additional storage. Kingsbury Road provides direct access to local amenities, public transport routes and motorway connections, making this a convenient and well-located purchase within an established residential development.

Lounge/Diner

A bright and versatile living space with a large window allowing natural light to flood the room. Offers ample space for both lounge seating and a dining table. Venetian blinds.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, space for appliances and a front-facing window providing natural light. Built in fridge freezer, washing machine, hob and oven.

Bedroom

A well-proportioned double bedroom with two large wardrobes, complemented by a large window. Venetian blinds.

Bathroom

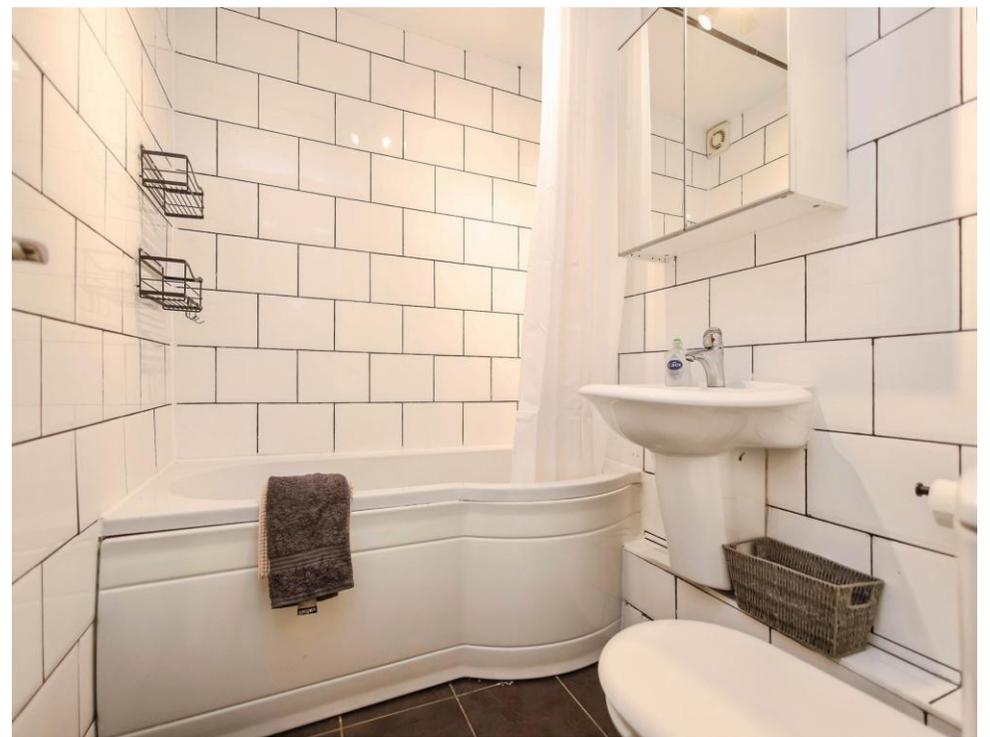
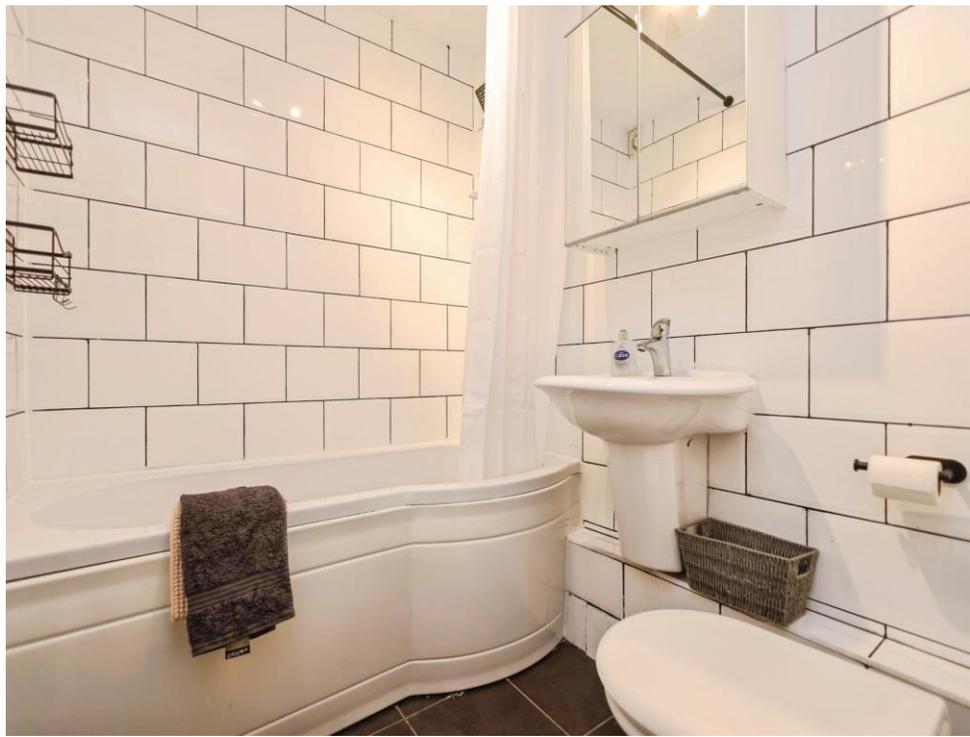
Fitted with a three-piece suite comprising bath with shower over, wash hand basin and low-level WC.

Garage

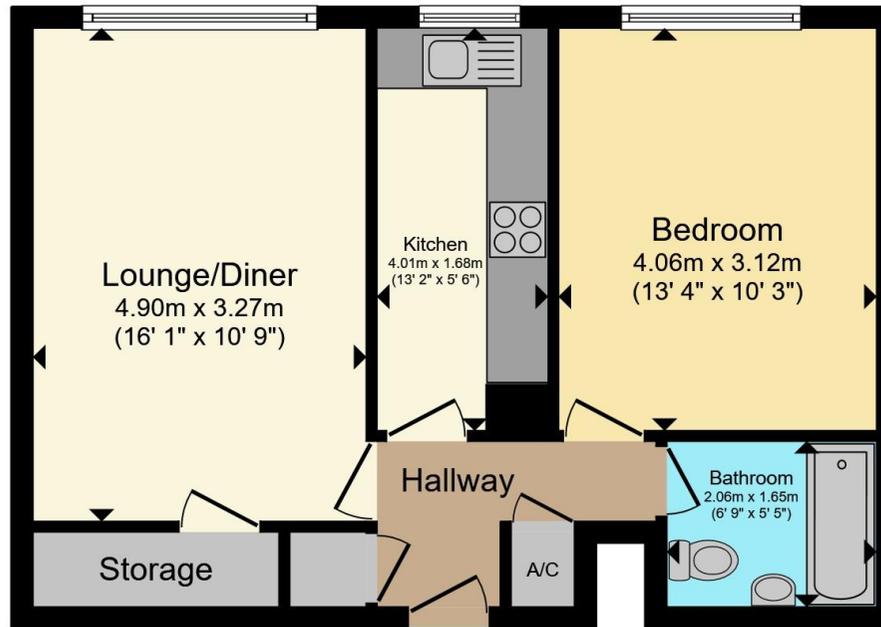
Separate garage en-bloc providing secure parking or additional storage.



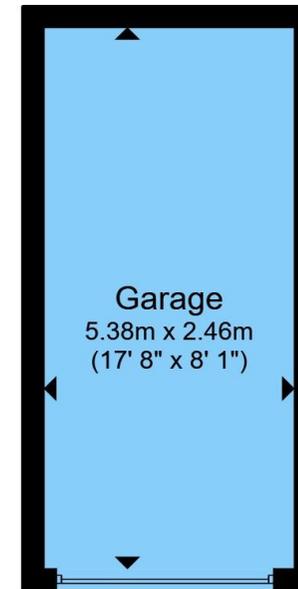








Floor Plan



Garage

Total floor area 60.0 m² (646 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



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Unit 3 Queens Court, Gravelly Hill Erdington
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EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.



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