



**Connells**

Carver Court Chester Road  
Erdington Birmingham



## Property Description

A two double bedroom ground floor flat located in a popular location, close to main road and rail transport links, having the benefit of an extended lease and benefiting from communal resident's parking and garage en-bloc. The accommodation comprises a secure entry intercom system, communal hallway, access into the private hallway of the property, a good sized dual aspect lounge/diner, two double bedrooms, bathroom and fitted kitchen.

## Communal Hallway

Having secure entry intercom system giving access into the communal hallway, door to the private accommodation.

## Private Hallway

Having doors giving access into the lounge, the two bedrooms and the bathroom and built-in storage cupboard providing excellent storage space, secure entry intercom phone system to wall.

## Lounge/Diner

20' 1" x 10' 5" ( 6.12m x 3.17m )

Being a dual aspect room with double glazed window to the front and to the side, electric heater to wall, TV aerial point and doorway gives access into the kitchen.

## Kitchen

13' 1" x 7' 1" ( 3.99m x 2.16m )

Briefly comprising a fitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the front overlooking the communal gardens, stainless steel sink and drainer unit with mixer tap over, cupboards under, electric cooker point, space and plumbing for a washing machine and space for a fridge/freezer.

## Bedroom 1

13' 4" x 10' 4" ( 4.06m x 3.15m )

Having double glazed window to the rear and to the side, electric wall heater and two built-in storage cupboards.

## Bedroom 2

13' 4" x 7' 3" ( 4.06m x 2.21m )

Having double glazed window to the rear and laminate floor.

## Family Bathroom

Having panelled bath with electric shower over, low level flush WC, vanity wash hand basin, tiled flooring and extractor fan.

## Garage En Bloc

The property benefits from a single garage en bloc with up and over door.

## Communal Gardens

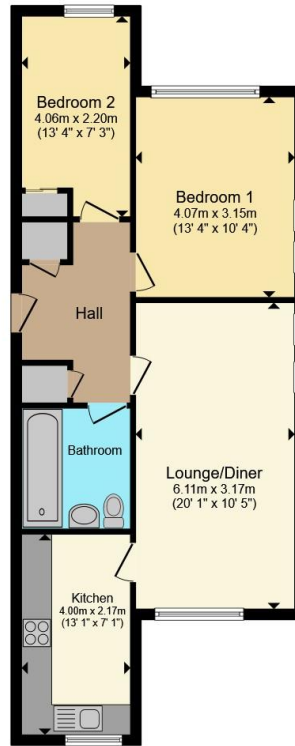
The property benefits from having a good amount of communal gardens with garden

laid to lawn and various plants, trees and shrubs.









**Total floor area 64.5 m<sup>2</sup> (694 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](http://www.propertybox.io)



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4/6 High Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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