



**Arbor Way, Birmingham B37 7LD**



**welcome to**

**Arbor Way, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* PERFECT FIRST TIME BUY \*\*\* GROUND FLOOR \*\*\* MAISONETTE \*\*\* ONE DOUBLE BEDROOM \*\*\* KITCHEN \*\*\*  
BATHROOM \*\*\* LOUNGE DINER \*\*\* FRENCH DOORS TO GARDEN \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



### **Entrance Porch**

Entrance via communal entry

### **Entrance Hall**

Doors to bedroom, lounge, kitchen, bathroom and two storage cupboards.

### **Lounge**

18' 6" x 11' ( 5.64m x 3.35m )

Double glazing to front and rear, radiator and ceiling light point.

### **Kitchen**

10' 2" x 5' 5" ( 3.10m x 1.65m )

Double glazing to front, wall and base units, pantry, roll top work surfaces, storage cupboard, tiled floor, radiator, ceiling light point, sink and drainer and space for appliances.

### **Bedroom**

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazing to front, arch to cupboard, radiator and ceiling light point.

### **Bathroom**

Low level w.c., pedestal sink, obscured double glazing to rear, bath with shower over and ceiling light point.

### **Rear Garden**

Private Shed en bloc, communal garden



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## Arbor Way, Birmingham

- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 451.28

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAB112026 - 0004

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