



Connells

Boundary Road
Birmingham



Property Description

A two bedroom first floor flat, located in the popular Observatory Building in Erdington. OFFERED WITH NO CHAIN. Having secure entry intercom system and lift facility, private hallway, a good sized open plan lounge/kitchen/diner, two good sized bedrooms, bathroom and modern fitted kitchen area, double glazed and electric heating.

Communal Hallway

Having secure entry intercom system giving access into the communal hallway with stairs and lift leading to the first floor landing with door to private entrance hall.

Private Entrance Hall

Having laminate flooring, door to cupboard housing the boiler, spotlights to ceiling, doors to the lounge, the two bedrooms and the bathroom.

Open Plan Lounge/Kitchen/Diner

22' 7" maximum x 15' 11" to include the kitchen area (6.88m maximum x 4.85m to include the kitchen area)

Lounge Area

Briefly comprising a open plan area, the lounge area has double glazed French doors to the rear overlooking the rear communal gardens with a Juliette balcony and excellent views over Erdington, telephone point, TV

aerial point, two panel heaters and laminate flooring.

Kitchen Area

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over, splashback tiling, integrated electric oven, integrated electric hob, built-in cooker hood and extractor fan, integrated dishwasher, integrated fridge, integrated freezer, stainless steel splashback to the electric hob and laminate flooring.

Bedroom 1

16' x 10' 5" maximum (4.88m x 3.17m maximum)

Having double glazed window to the rear, panel heater to wall and TV aerial point.

Bedroom 2

10' 1" x 9' 1" (3.07m x 2.77m)

Having double glazed window to the rear and panel heater to wall.

Bathroom

Having panelled bath, pedestal wash hand basin and low level flush WC.

Outside

Having communal gardens providing gardens laid to lawn. There is allocated parking.

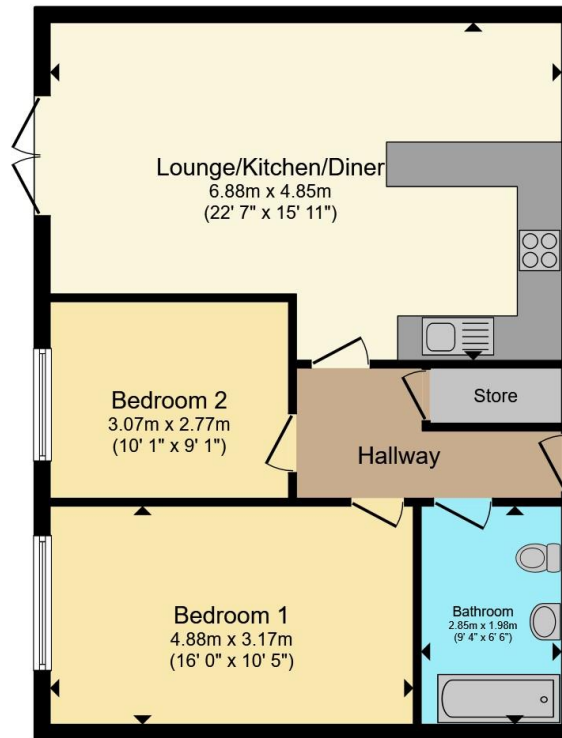
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 65.4 m² (704 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



To view this property please contact Connells on

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4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: B Council Tax
Band: B

Service Charge:
2368.84

Ground Rent:
313.64

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311382

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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