



## Offers Around £135,000 Flat 6, Artillery Street, Birmingham, B9 4QH

- Modern Style Flat
- First Floor Property
- Two double Bedrooms
- Lounge
- Re Fitted Kitchen with Built In Appliances
- Bathroom
- Extended Lease
- No Upward Chain
- Communal Gardens
- 20 Minute Walk to Digbeth

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = B

\*\* MODERN STYLE FIRST FLOOR FLAT \*\*  
TWO DOUBLE BEDROOMS \*\* QUIET  
LOCATION \*\* EXTENDED LEASE \*\* 20  
MINUTE WALK TO DIGBETH \*\*

STILL LOOKING FOR A PROPERTY  
WHICH IS CLOSE TO BIRMINGHAM  
CITY CENTRE BUT TUCKED AWAY IN A  
QUIET LOCATION? THIS ONE COULD  
BE FOR YOU!!

This WELL PRESENTED, FIRST FLOOR  
FLAT is accessed via communal  
gardens and security entrance with  
accommodation comprising of:-  
entrance, hallway, lounge, RE KITCHEN  
WITH APPLIANCES INCLUDED, TWO  
BEDROOMS and bathroom.

The property benefits from electric  
heating and double glazing both  
where specified and is offered with NO  
UPWARD CHAIN and EXTENDED  
LEASE.

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING TODAY!

Energy Rate: C

### Approach

The property is accessed via a  
communal garden and pathway  
leading to a security entrance door  
with staircase leading to the first floor  
and property entrance door.

### Entrance Hallway

Ceiling spotlights. Wall mounted  
storage heater. Wood effect flooring.  
Storage cupboards. Doors giving  
access to accommodation:-

### Lounge

**16'8" x 11'7" (5.08m x 3.53m)**

Double glazed window to front.  
Electric heater. Ceiling spotlights.  
Wood effect flooring. A door to the side  
giving access to the kitchen.

### Kitchen

**10'1" x 7'2" (3.07m x 2.18m)**

A range of wall and base units with  
worksurfaces over incorporating a  
stainless steel, sink and drainer unit  
with mixer tap over. APPLIANCES  
INCLUDE ELECTRIC HOB WITH  
ELECTRIC OVEN UNDERNEATH WITH  
EXTRACTOR CANOPY OVER, FRIDGE  
AND FREEZER, DISHWASHER AND  
WASHING MACHINE. Ceiling  
spotlights. Part tiling to the walls.  
Wood effect flooring. Double glazed  
window to the side.

### Bedroom One

**10'2" x 9'2" (3.10m x 2.79m)**

Double glazed window to the side and  
wall mounted electric heater. Ceiling  
spotlights. Wood effect flooring.

## Bedroom Two

11'1" x 9'1" (3.38m x 2.77m)

Double glazed window to the side.  
Electric heater. Ceiling spotlights. Wood effect flooring.

## Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Suite comprises of a panelled bath with electric shower over with glass screen, pedestal wash basin and low flush WC. Part tiling to the walls. Tiling to the flooring. Ceiling spotlights. Extractor fan.

## OUTSIDE

### Communal Gardens

With communal gardens and mature trees and shrubbery.

### GENERAL INFORMATION

The property is LEASEHOLD with approximately 119 years length of lease. We understand the ground rent is £100 pounds per annum payable to Mainstay Management Limited

We understand the service charge payable is £150 per month.

We understand the Management Company for the service charge is Linecroft Limited, Berkeley House, 304 Regents Park Road, London , N3 2JY

## BROADBAND & MOBILE COVERAGE

### MOBILE PERFORMANCE

EE - 88%

3 - 83%

VODAFONE - 80%

O2 - 73%

### BROADBAND

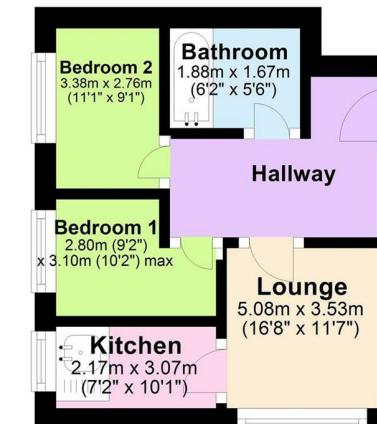
Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

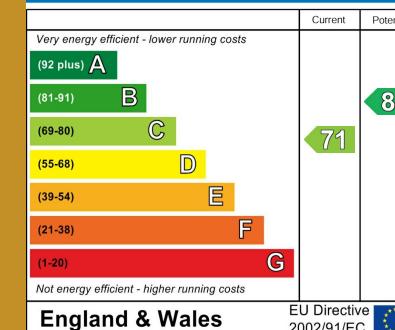
Ultrafast 1800 Mbps 220 Mbps

## INFORMATION FROM OFCOM

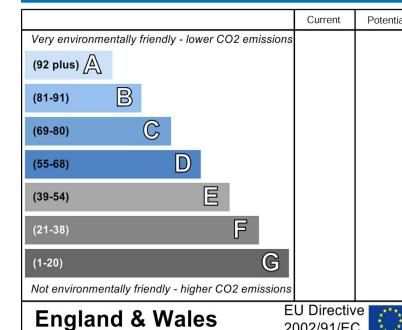
## First Floor



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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