

for sale

offers in the region of **£120,000** Leasehold

Queens Court Gravelly Hill North Erdington Birmingham B23 6BJ

A modern and spacious one-bedroom apartment in Gravelly Hill featuring an open-plan kitchen/living area, private balcony, contemporary bathroom and secure entry system. Ideally located walking distance to local amenities and transport links. This property will be sold with no onward chain.



Property Details

Entrance Hall

Doors leading to all rooms.

Open-Plan Kitchen/Living Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, cooking facilities and space for appliances. Living area with ample space for lounge and dining furniture and door leading to the private balcony.

Balcony

Private outdoor space accessed from the living area.

Bedroom

Spacious and bright double bedroom with fitted wardrobes and plenty of natural light.

Bathroom

Modern suite comprising bath with shower over, wash hand basin and low-level WC.





To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

Property Ref: ERD208233 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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

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.

Burchell Edwards is a trading name of Connells Residential which 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.