



£150,000

**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

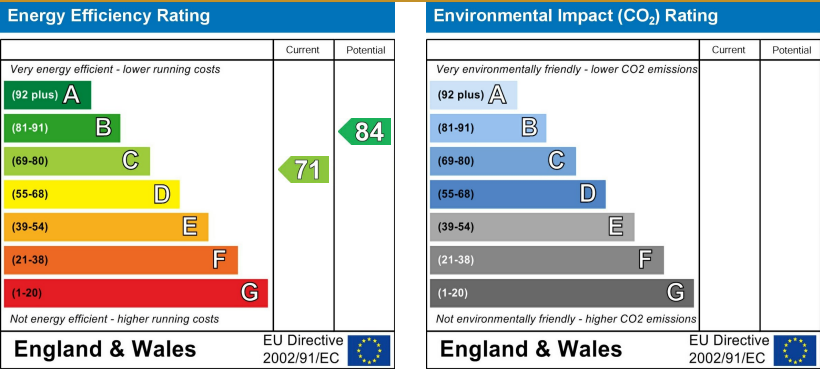
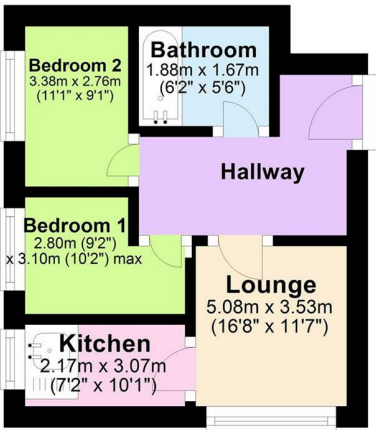
EE - 88%
3 - 83%
VODAFONE - 80%
O2 - 73%

BROADBAND

Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

INFORMATION FROM OFCOM

First Floor





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