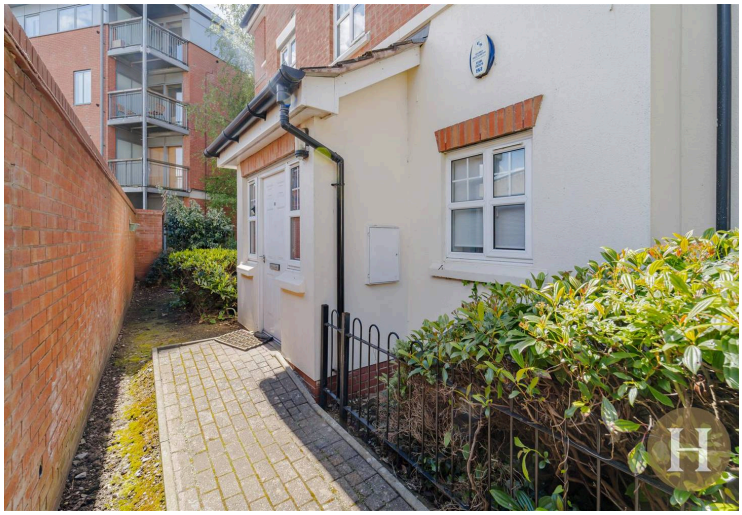


# 1b Lords Lordswood Road, Birmingham

## £198,000 Leasehold

Hadleigh Estate Agents are delighted to offer this immaculate ground floor two bedroom apartment for sale. Offered with no upward chain the property is situated within the ever popular development The Lords.

In brief the property comprises of a welcoming and spacious hallway, master bedroom benefitting from own ensuite and additional double bedroom. Lounge and diner lead through to a fitted kitchen along with a further bathroom. Having its own front door access, secure allocated parking space set within the gated car park and bike storage within the development. The apartment also further benefits from being sold with all furniture and fittings.

**Hallway**
Welcoming and spacious entrance hallway, benefitting from radiator, ceiling spotlights, secure entry system and storage cupboard. Two glazed windows and further giving access to both bedrooms, house bathroom and living room.

**Lounge Diner**
Spacious lounge diner with double glazed windows, radiator, ceiling spotlights and access to kitchen.

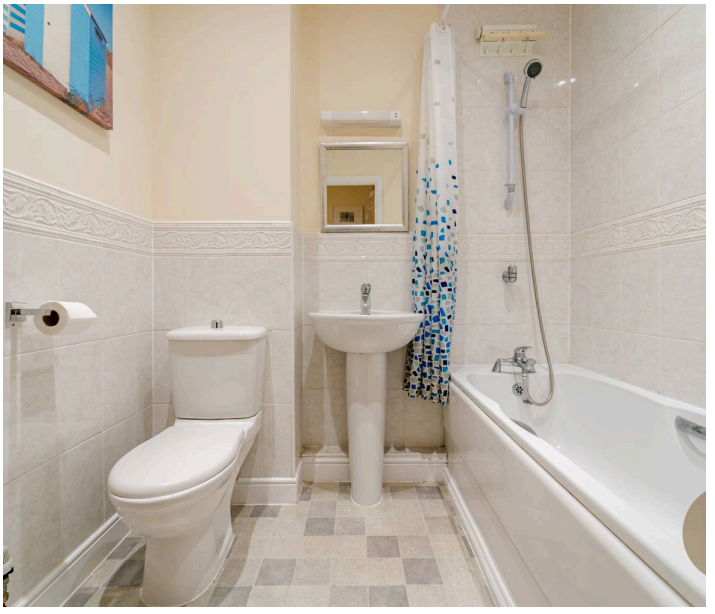
**Kitchen**
Fitted kitchen benefitting from a range of base and wall units, undercounter space for fridge and freezer. Plumbing for washing machine, partially tiled walls, oven and extractor over, ceiling spotlights and double glazed windows.

**Master Bedroom**
Spacious master bedroom boasting fitted wardrobes, carpeted flooring and two ceiling lights. Radiator, double glazed windows and access to ensuite.

**Ensuite**
Partially tiled suite, with low level flush WC, hand wash basin and shower cubicle. Radiator, ceiling spotlights and extractor fan.

**Bedroom Two**
Double bedroom boasting fitted wardrobes, carpeted flooring, double glazed window and radiator.

**Bathroom**
Main house bathroom with shower over bath, low level flush WC and handwash basin. Partially tiled walls, ceiling spotlights, radiator and extractor fan.



Council Tax band: D

Tenure: Leasehold

Years Remaining: 102

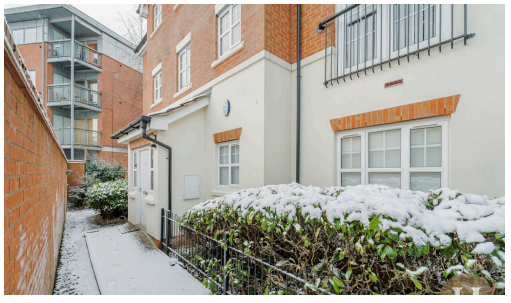
Service Charge PA: £1,700

Ground Rent PA: £150

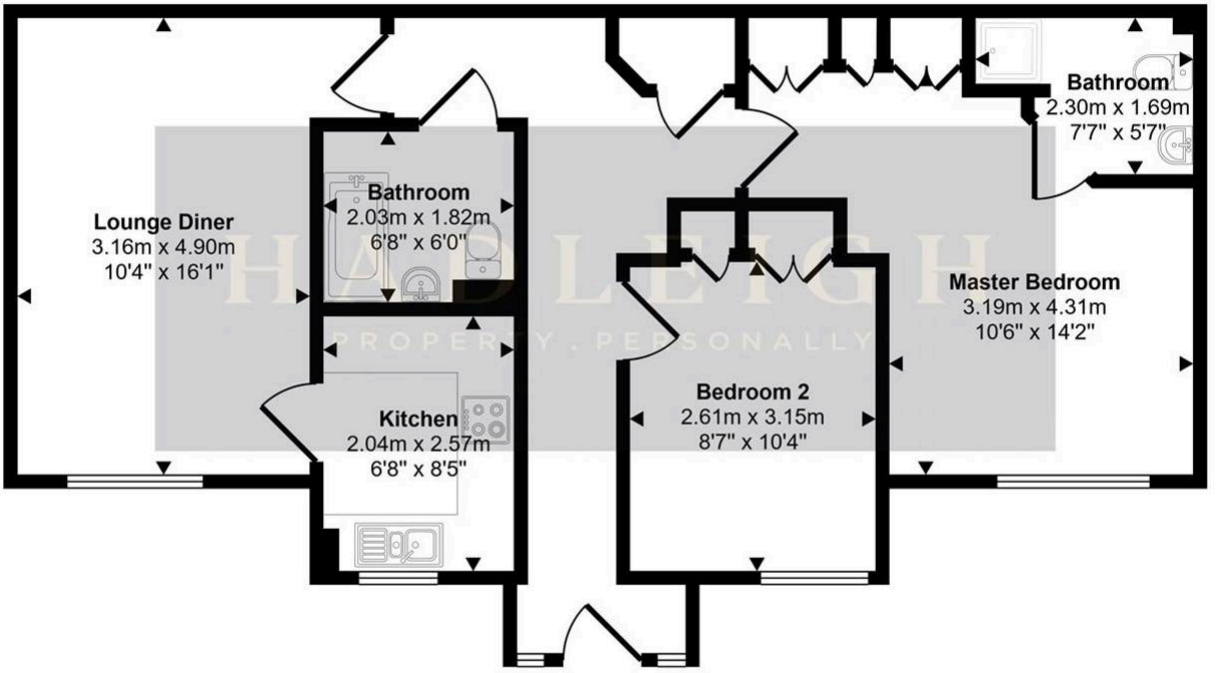
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Secure gated parking & bike storage
- No upward chain
- Ensuite to master bedroom
- Sold fully furnished



**Approx Gross Internal Area**
**69 sq m / 739 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.