



Connells

Goosemoor House Goosemoor Lane
Birmingham

Goosemoor House Goosemoor Lane Birmingham B23 5RF

for sale offers over
£130,000



Property Description

NO CHAIN* A 2 double bedroom apartment in a quiet, modern building. Offered with NO UPWARD CHAIN. Two allocated parking spaces to the rear of the building. With fantastic main road links to Birmingham City Centre and quick access to local train stations, this property is in a fantastic location for anybody looking for easy access to local amenities. This apartment a secure entry intercom system, entrance porch area and hallway, open plan kitchen living area, with integrated appliances including fridge freezer, electric hob and oven. Overlooking the well maintained communal gardens. With 2 great sized double bedrooms and ample storage space throughout, this really is a great property. **VIEWINGS HIGHLY RECOMMENDED.**

Communal Hallway

Communal entrance secure entry intercom system, stairs to the first floor landing.

Private Entrance Hall

Having door to the inner hall with a door to the main hallway, electric heater to wall, intercom phone system to wall. Door leads to kitchen/lounge area, 2 bedrooms and bathroom.

Open Plan Kitchen Lounge

16' 7" x 12' 2" (5.05m x 3.71m)

Lounge Area

Having double glazed window to the front , TV aerial point and electric heater to wall.

Kitchen Area

Comprising a modern fitted kitchen with fitted base units with roll edge work surfaces over, fitted matching wall units, integrated electric oven, built in electric hob and cooker hood over, integrated fridge freezer, space and plumbing for a washing machine and sink and drainer unit with mixer tap over, cupboards under.

Bedroom 1

15' 7" x 9' (4.75m x 2.74m)

A front facing bedroom, having electric heater to wall, two storage cupboards one of which houses the hot water tank.

Bedroom 2

Double glazed window to the front and electric heater to wall.

Bathroom

Briefly comprising a bath with electric shower over, low level flush WC, hand wash basin, electric towel warmer radiator and extractor fan.

Communal Gardens

Well maintained communal gardens with garden to lawn, trees and shrubs. Communal gardens to the front and rear.

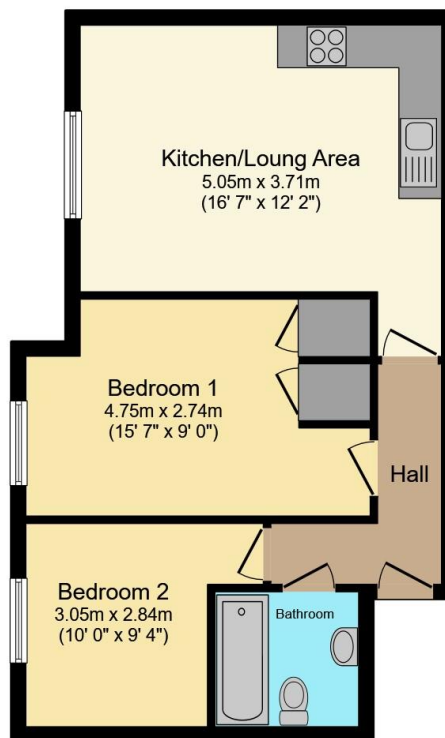
Allocated Parking

There are 2 parking spaces to the rear of the building that are allocated to the apartment.









Total floor area 51.6 m² (556 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

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2700.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311581

This is a Leasehold property with details as follows; Term of Lease 998 years from 01 Jan 2006. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311581 - 0006