



Arosa Drive, Birmingham, B17 0SE

£140,000



A well maintained two bedroom apartment situated in this quiet cul-de-sac location in Harborne in excellent proximity of Queen Elizabeth Medical Complex and Birmingham University. This first floor apartment includes living accommodation with two double bedrooms, additionally benefiting from a garage and residents parking. Ideal for both first time buyers and Investment and being sold with No Upward Chain.

The property is set within quiet and well maintained communal grounds, it provides gas central heating and is fully double glazed. The property accommodation comprises entrance hallway which offers some excellent storage space and access to all the internal accommodation. A good sized kitchen is complete with wall and base level units and complimentary work surfaces. There is a spacious lounge with dual aspect windows overlooking the front of the property, and two generously sized double bedrooms, one has fitted wardrobes across the whole width of the room and the other is currently used as a dining room. The property is completed with a partly tiled bathroom which includes a WC, wash hand basin and walk-in shower cubicle.

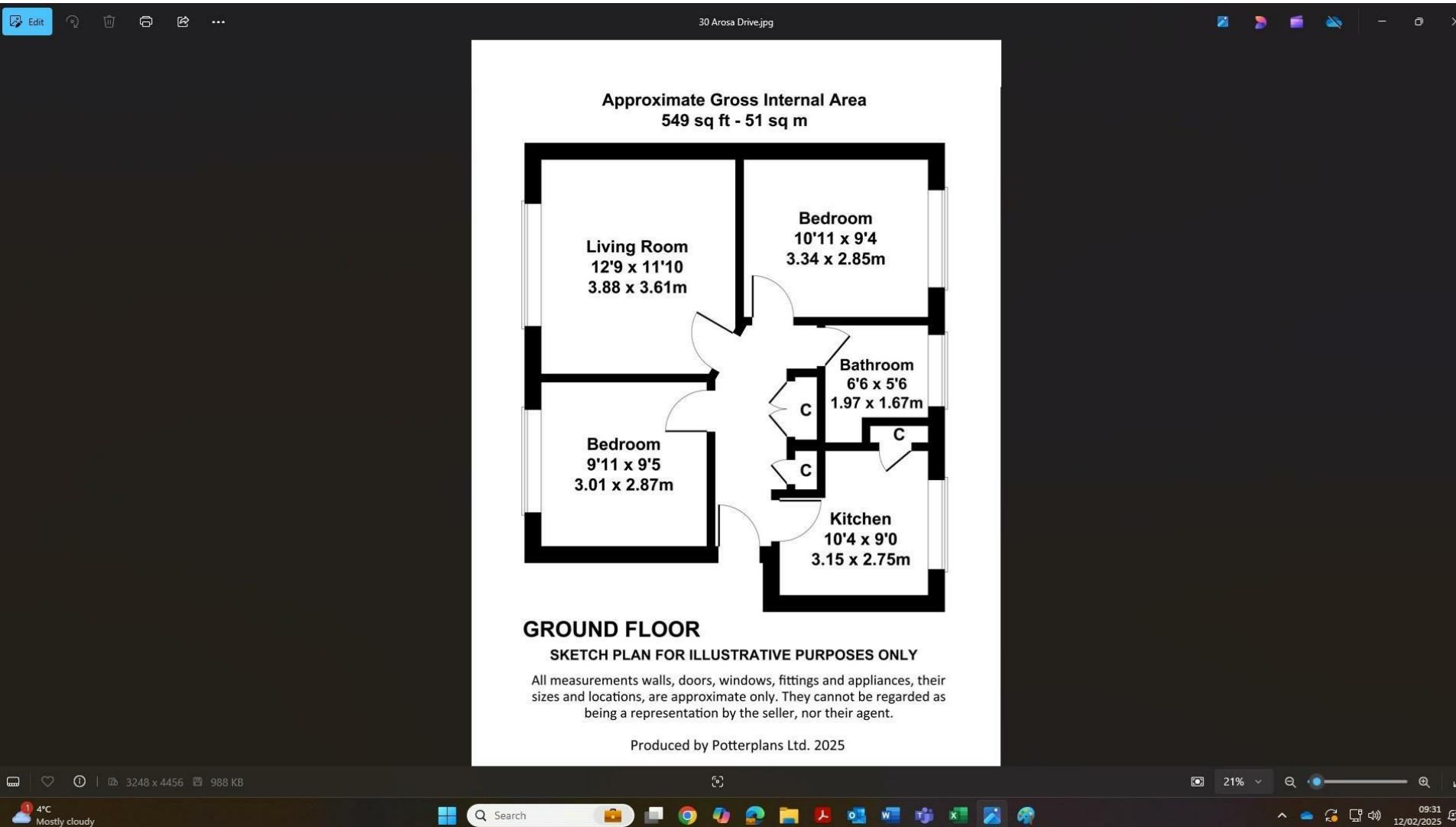
The property is located in this highly sought after cul-de-sac neighborhood within close proximity of plenty of local amenities including shops, cafés and transport facilities from both Harborne and Selly Oak. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre.



Leasehold Information

We have been advised that the property is a leasehold with approximately 940 years remaining on the lease, with an annual service charge payable of approximately £2108 with no additional ground rent payable. (Please ensure your solicitor verifies the lease and service charge information prior to purchase)

Tenure: Leasehold
Council Tax Band: B



- Superbly Presented Two Bedroom Apartment
- First Floor
- Set in Quiet Cul-De-Sac within Beautifully Maintained Communal Grounds
- Garage Included
- Long Leasehold
- Excellent Access Links to QE Medical Complex and Birmingham University
- No Upward Chain
- EPC Rating - C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	82	Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.