

for sale

offers in the region of **£260,000**



Rickman Drive Birmingham B15 2BF

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advice should you need it whether you're a purchaser, seller or investor. Please contact

Rickman Drive Birmingham B15 2BF

Outside/Approach

Residents are welcomed via a secure communal entrance with convenient access to all floors.

Hallway

Doors off to:

Master Bedroom

15' 3" x 9' 1" (4.65m x 2.77m)

A well-proportioned and tastefully presented bedroom offering a calm and comfortable living space. The room benefits from ample natural light via a large window, with sufficient space to accommodate a double bed and additional bedroom furniture,

It also boasts a sliding glass door onto balcony area.

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)

Well-presented bedroom.

Bathroom

7' x 6' 9" (2.13m x 2.06m)

The bathroom is well presented and fitted with a modern suite comprising a panelled bath with shower over, low-level WC, wash-hand basin, fully tiled, spotlights, vanity mirror, tiled flooring, wall mounted heater.

En Suite

6' 2" x 6' 2" (1.88m x 1.88m)

A well-appointed ensuite bathroom featuring a walk-in shower, wash basin, and WC, offering convenience and privacy.

Landing

Stairs to first floor and doors off to:

Lounge

9' x 6' 7" (2.74m x 2.01m)

Generously sized lounge area flooded with natural light, creating a bright and inviting atmosphere with doors opening onto balcony area.

Kitchen

7' 6" x 6' 8" (2.29m x 2.03m)

The kitchen is fitted with a range of wall and base units, ample



worktop space, and modern appliances. Well-laid-out and filled with natural light, it offers a practical and attractive space for daily use.

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

Well-presented bedroom.

Balcony

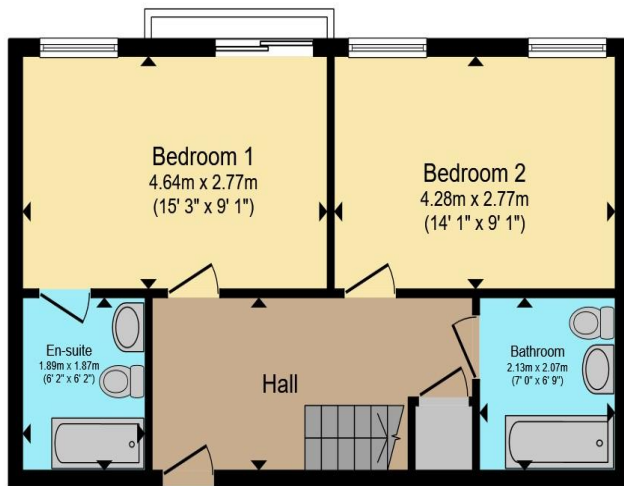
Views overlooking the city.

Parking

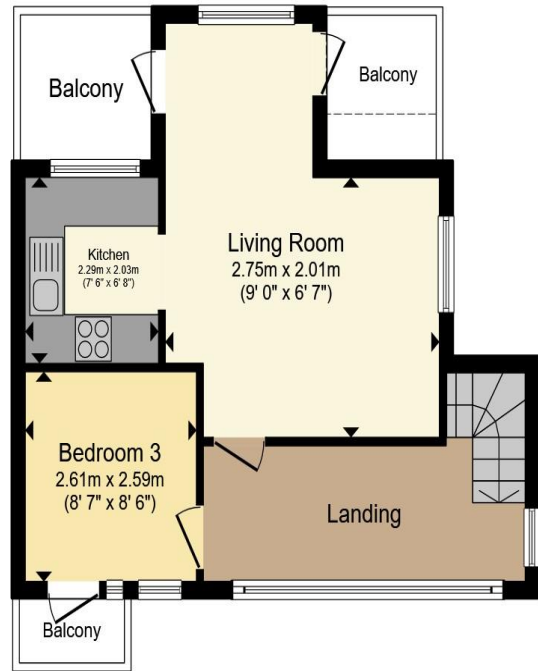
Parking is allocated in a secure gated car park.







Ground Floor



First Floor

Total floor area 85.0 m² (915 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



To view this property please contact Connells on

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145 Great Charles Street Queensway
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Property Ref: DIG113760 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5280.20

Ground Rent: 100.00

view this property online
connells.co.uk/Property/DIG113760

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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