

**AN EXCELLENT ONE BEDROOM TOP FLOOR APARTMENT  
OFFERING BRIGHT SPACIOUS ACCOMMODATION**



**APARTMENT 8  
26 NINE ELMS ROAD  
STIRCHLEY  
BIRMINGHAM B30 3AP**

- Popular and convenient location - a short walk to Stirchley centre
- Open plan 'L' shaped living room and kitchen
- Double bedroom
- Modern Bathroom /WC
- Allocated parking space
- New build 10 year guarantee from 2020

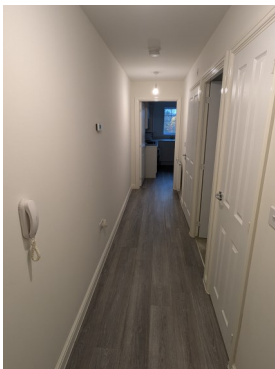
**Offers Around £150,000**

An excellent top floor flat on this recently built development within just a short walk to the centre of Stirchley, easy reach of local facilities including Bournville Station. This delightful home has double glazing and gas radiator central heating with pleasant wooded outlooks. The accommodation includes an open plan 'L' shaped living area with kitchen, double bedroom, modern bathroom, communal lawned area and an allocated parking space included.

### THE ACCOMMODATION COMPRISES

**COMMUNAL ENTRANCE** with a security entry phone system. Stairs to the upper floors with automatic lighting. The flat is set on the upper floor with a separate vestibule area from the staircase and second floor landing.

**ENTRANCE HALL** with the entry phone handset, radiator, vinyl flooring, Cloaks Cupboard and further storage cupboard off and doors to living area, bathroom and bedroom.



### SPACIOUS OPEN PLAN 'L' SHAPED LIVING AREA 17' 10" x 11' 4" plus 7' 4" x 6' 10"

A great living and entertaining area with in the kitchen area a range of floor, wall and drawer units with light fascias and work surfaces with upstand, inset single drainer one and a half bowl stainless steel sink, 4 ring stainless steel gas hob, electric under oven and cooker hood over, tall pantry unit, appliance space, cupboard housing an 'Ideal' gas fired combi central heating boiler, recessed ceiling spotlighting. Two double radiators and two upvc double glazed windows to the side.



**BEDROOM ONE** 10' 11" (plus door recess) x 10' 3" a double main bedroom with double glazed window to side with long reaching views and radiator



**MODERN BATHROOM** half tiled and with a white suite comprising panelled bath with thermostatic shower and shower screen, close coupled WC, pedestal wash basin, radiator and recessed ceiling spotlighting.



#### **OUTSIDE**

**PARKING AREA** at the front of the block with allocated parking space.

**COMMUNAL GARDEN** at the rear of the block laid to lawn.

#### **GENERAL INFORMATION**

**ENURE** We are informed the property is Leasehold with approx. 120 years unexpired and subject to a ground rent of £125 per annum. There is a service charge payable for the upkeep of the grounds, external maintenance, maintenance of internal common areas and building insurance. We understand that the current payment is around £95.40 per month..

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** 'B83'

**COUNCIL TAX** Band 'A' (Birmingham)

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### **PLANNING/ BUILDING REGULATION APPROVALS**

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.