



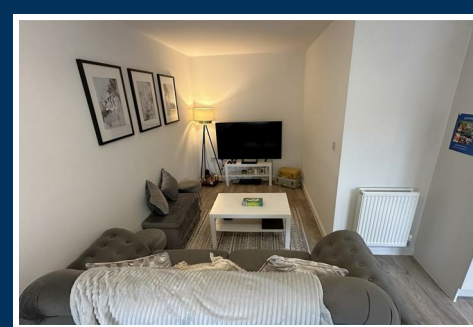
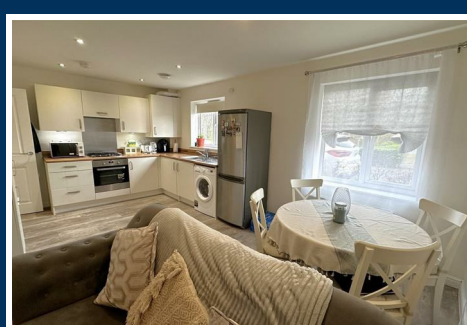
## Flat 2, 26 Nine Elms Road

Strichley, Birmingham, B30 3AP

Offers In The Region Of £145,000



**\*AN EXCELLENT GROUND FLOOR APARTMENT IN GREAT LOCATION!\*** Tucked away on this lovely development in Stirchley is this wonderful, modern apartment which offers contemporary living in a location that is hard to beat! Just a short stroll to all the area has to offer including vibrant and award winning Stirchley Village with all of its thriving independent businesses and also has excellent transport links to the nearby QE Hospital, Birmingham Uni and City Centre from either Bournville or Kings Norton train stations, local parks and schools but also the nearby amenities in Bournville, Cotteridge and Kings Heath. The accommodation on offer briefly comprises; communal parking and grounds, entrance hallway with storage, open plan kitchen - dining and living room, bathroom and a bedroom. To arrange your viewing of this wonderful home please call our Bournville sales team! EPC Rating



### Approach

Located off Fordhouse Lane and with direct access onto the River Rea walkway with communal parking areas and communal door into communal hallway and further composite door opening into;

### Open Plan Kitchen - Living and Dining Room

18'8" max x 17'10" (5.7 max x 5.45)

Kitchen with; matching selection of modern wall and base units, wood effect roll edge work surface, double glazed window to the side aspect, integrated gas hob and oven with stainless steel splash back and extractor fan over, boiler cupboard housing Ideal Logic combination boiler, space / facility for washing machine and fridge / freezer, stainless sink and drainer with hot and cold mixer tap, tiling to splash backs and laminate effect wood flooring. Opening from the kitchen area to; dining area with ceiling light point, double glazed window to the side and opening to the living area with further light point and laminate wood flooring.

### Hallway

With laminate wood effect floor covering, central heating radiator, telephone intercom system, two ceiling light points, two walk-in storage cupboards and interior doors opening into;

### Bedroom

10'3" x 14'0" (3.13 x 4.28)

With double glazed window to the side aspect, central heating radiator and ceiling light point.

### Bathroom

6'6" x 7'0" (2 x 2.15)

With a three piece bathroom suite comprising; panel bath with glass shower screen, mains power shower

and hot and cold taps, low flush wc, wash hand basin on pedestal, tiling to splash backs, ceiling light point, ceiling extractor fan, wall mounted heated chrome towel rail and laminate wood effect flooring.

### Communal Gardens

Communal parking and well tendered grounds.

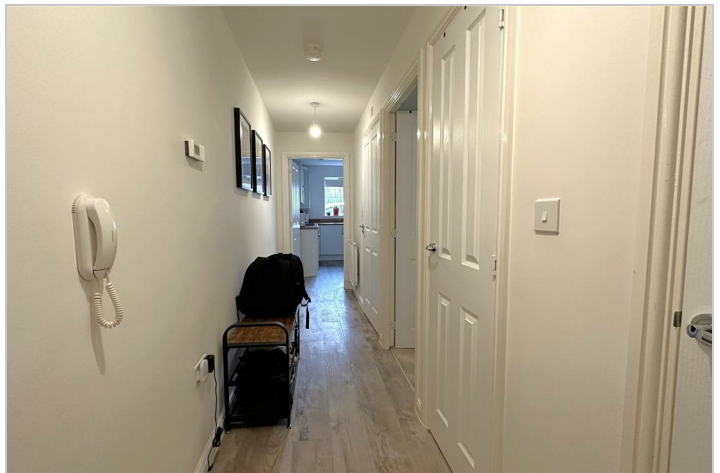
### Service Charge, Lease and Ground Rent

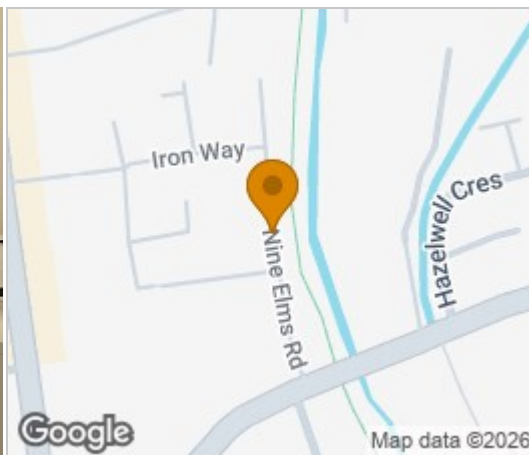
Ground rent - £125 p/a

Service Charge - £1,152 p/a

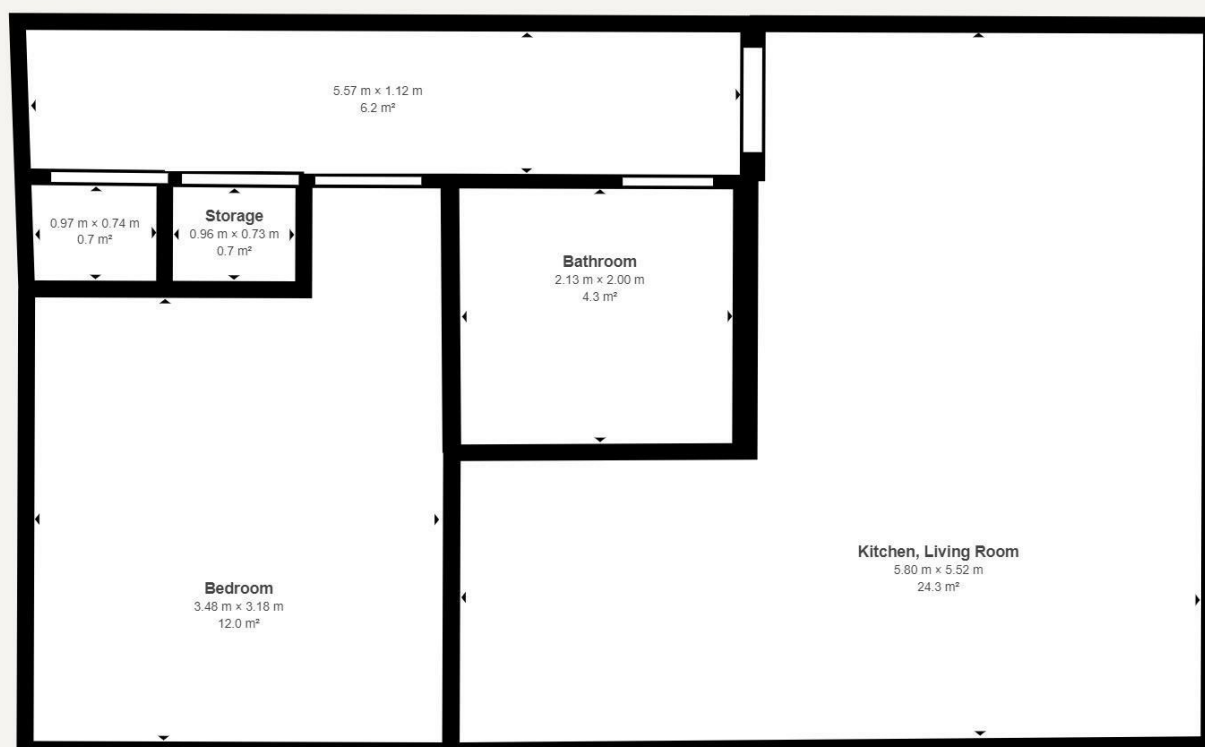
Lease - 120 years remaining

Council Tax Band - A





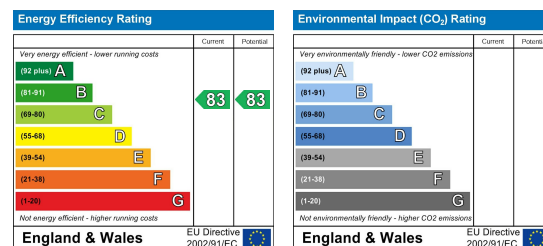
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.