



## Apartment 7 1 Aspen Close, Hazelwood Road

Acocks Green, Birmingham, B27 7XG

Offers Over £130,000



**\*\*LOVELY TWO BEDROOM FLAT IN A PRIME LOCATION!\*\*** Providing excellent transport links with walking distance to Spring Road Train Station. This two bedroom property is conveniently located in Acocks Green with walking distance to the local shops with a variety of retail stores, grocery shops, salons, restaurants and the Acocks Green library. The apartment also boasts good transport links with bus routes and the train station being in close proximity, allowing travel access into Solihull and Birmingham City Centre. The building offers: Secure communal front door, communal hallway to allow access into the flat which benefits from two spacious bedrooms with built in storage, a commodious living room which a separate kitchen, a beneficial storage space and well-kept bathroom. The EPC rating - C. To view this property and appreciate all it's charm, please contact the Moseley office today!



### Approach

With front door leading to:

### Hallway

With carpet to floor covering, ceiling light point, central heating radiator with decorative cover, intercom system, doors giving access to; living room, kitchen, bedrooms one and two, bathroom, double doored storage with clothes hanging space and further storage cupboard providing useful shelved storage space.

### Living Room

15'8" x 12'0" (4.80m x 3.68m)

With carpet to floor covering, two ceiling light points, central heating radiator with decorative cover, storage cupboard with shelving, chimney breast with alcove shelving to the right and floor-to-ceiling windows to the front aspect boasting south west facing views.

### Kitchen

7'9" x 8'8" (2.38m x 2.66m)

With Laminate wood effect floor covering, light grey tiling to splash backs, ceiling spot lights, a selection of wall and base units, wrapped marble effect work surfaces, space facility for; under counter fridge, washing machine, tumble dryer and cooker, Worcester boiler and double glazed PVC windows to the rear aspect.

### Bedroom One

12'5" x 11'1" (3.79m x 3.38m)

With carpet to floor covering, ceiling light point, radiator with decorative cover and floor-to-ceiling double glazed windows to the rear aspect.

### Bedroom Two

8'9" x 7'9" (2.67m x 2.38m)

With carpet to floor covering, ceiling light point, central heating radiator, two built-in wardrobe spaces with clothes hanging space and double glazed PVC window to the front aspect providing south west facing views.

### Bathroom

With mosaic tiling to floor covering, marble style tiling to splash backs, ceiling light point, low flush WC, sink with separate hot & cold taps, bath with separate hot & cold taps over, shower attachment above with shower screen, wall mounted shelving and towel rail, central heating radiator and double glazed opaque window to the rear aspect.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 7, 1 Aspen Close, Hazelwood Road, Birmingham, B27 7XG is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors that the property is Leasehold and that the lease term is 86 years remaining, the ground rent and service charge is £1,202.52 per annum. (subject to confirmation from your legal representative).

### Parking

The property benefits from permit parking for the residents.



