



Minnie Road,  
Birmingham, B17 9QF

**Offers In The Region Of £195,000**





## Well-Presented Apartment in a Great Minnis Bay Location!

We're pleased to offer this lovely, well-presented apartment on Minnis Road in Minnis Bay - just a stone's throw from the beautiful family-friendly Blue Flag beach. It's perfectly placed for coastal walks, a morning swim, or an ice cream on the prom, and you'll also find handy local shops and bus stops nearby. Birchington town centre is just a short distance away, with a good mix of cafés, bars and independent shops, as well as the train station offering high-speed services to London.

The apartment has its own private front door, leading past a small patio area into the kitchen/diner, which includes an integrated fridge and freezer. Inside, it's been recently recarpeted and offers a bright, comfortable lounge to the front, a good-sized double bedroom with a bay window, and an additional room that is currently set up as a walk-in wardrobe, but has the versatility to be a study or smaller guest space.

The bathroom has both a bath and a shower, giving you the best of both worlds.

Birchington itself is a friendly seaside village with a real sense of community and a relaxed coastal feel. With the beach, countryside and great transport links all on your doorstep, it's easy to see why it's such a popular place to live.

Are you ready to view your new home? Call TMS Estate Agents today and speak with a member of our award-winning team to book your viewing!

**Kitchen/Diner**  
9'6" x 13'6" (2.9 x 4.13)

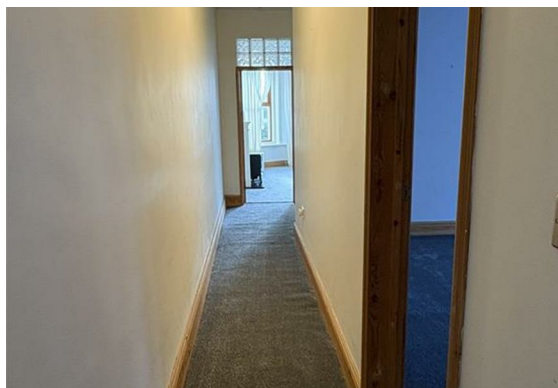
**Lounge**  
14'1" x 13'1" (4.3 x 4.0)

**Bedroom 1**  
13'9" x 10'5" (4.2 x 3.2)

**Dressing room / office**  
10'2" x 5'10" (3.1 x 1.8)

**Bathroom**  
9'6" x 4'11" (2.9 x 1.5)

Identification Checks







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### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances

- NO FORWARD CHAIN
- SOUGHT AFTER MINNIS BAY LOCATION
- MASTER BEDROOM AND OFFICE / DRESSING ROOM
- BATHROOM WITH SHOWER
- OUTSIDE SPACE
- 1/3 SHARE OF THE FREEHOLD
- 107 YEARS REMAINING ON LEASE
- RECENTLY RECARPETED
- NO ONWARD CHAIN





Floor Plan



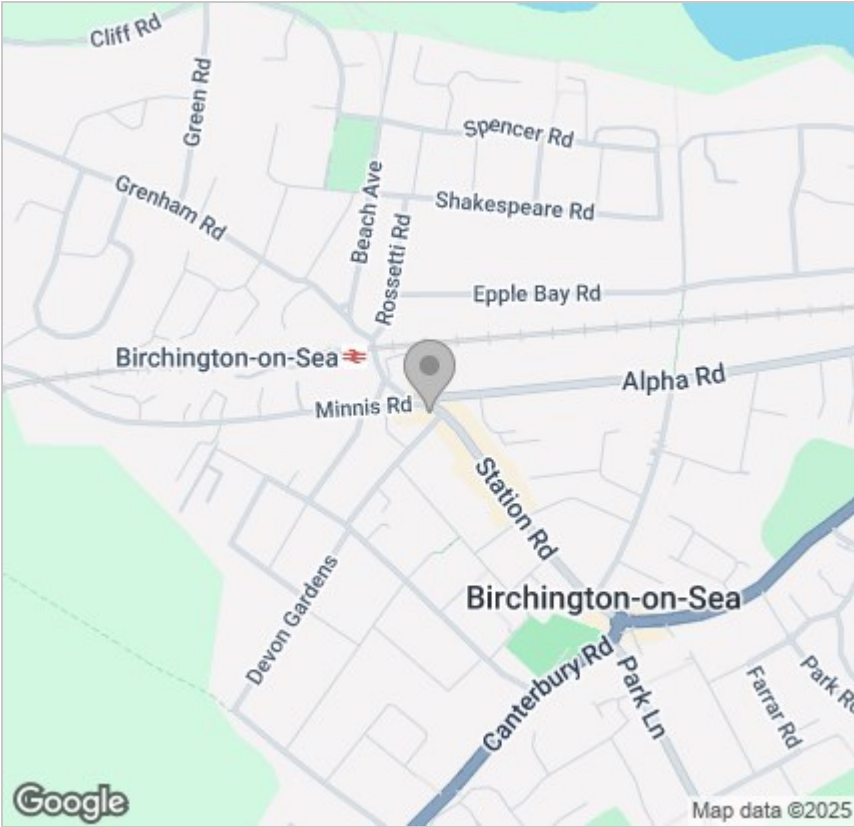
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ  
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com

Area Map



Energy Efficiency Graph

