



## Flat 25 Griffin Court West Drive, Birmingham, B5 7RS

**£110,000**

Hadleigh Estate Agents are delighted to offer this one bedroom apartment for sale. Offered with no upward chain the property is set within this residential community set on the Priory Estate with fantastic access to the City Centre. The Estate was designed by Holland Hobbiss, a well-known Birmingham architect.

The property comprises of entrance hallway, fitted kitchen with access to balcony. Living room, modern bathroom and double bedroom with access to a further balcony.

There is ample communal parking available for all residents through the gated residence entry system.

## Location



Griffin Court is conveniently located for easy access into Birmingham City Centre, either by public transport, driving or walking. Birmingham City Centre boasts an array of bars, restaurants and shops along with Grand Central train station. There are further nearby local amenities, including the ever popular Cannon Hill Park.

## Entrance Hall

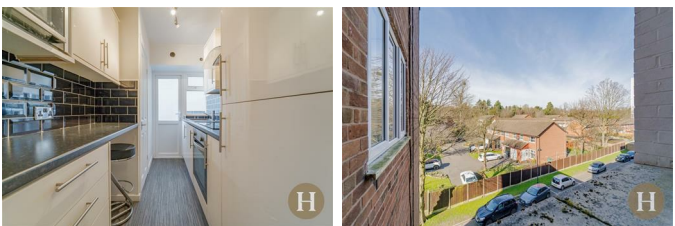
Carpet flooring, electric heater and ceiling light point.

## Lounge



Double glazed window to side elevation, carpet flooring, intercom system, electric heater and ceiling light point.

## Kitchen



A range of base and wall units, partially tiled walls, sink and drainer unit, integrated fridge freezer. Double glazed window to side elevation and patio door leading to terraced area.

## Bedroom



Double glazed patio doors leading to a further balcony, ceiling light point, carpeted flooring and fitted wardrobe units.

## Bathroom



Tiled walls, lino flooring, obscure double glazed window to side elevation and airing cupboard.. Low level flush WC, vanity unit and shower cubicle.

## General Information

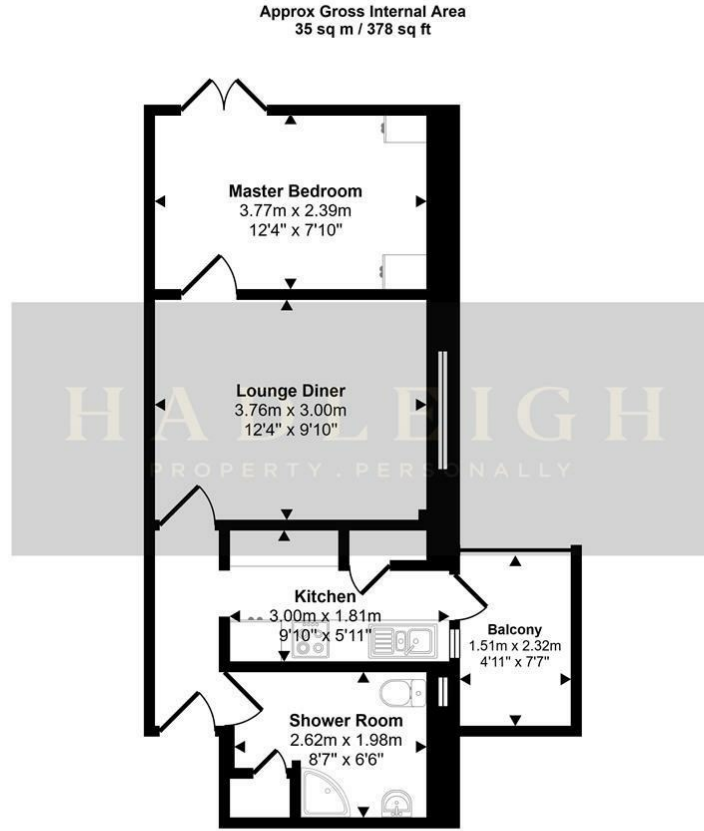
We have been advised that the property is leasehold

The lease expires 2127

The annual service charge is £1719.22

The annual ground rent is peppercorn at £10, included within the service charge

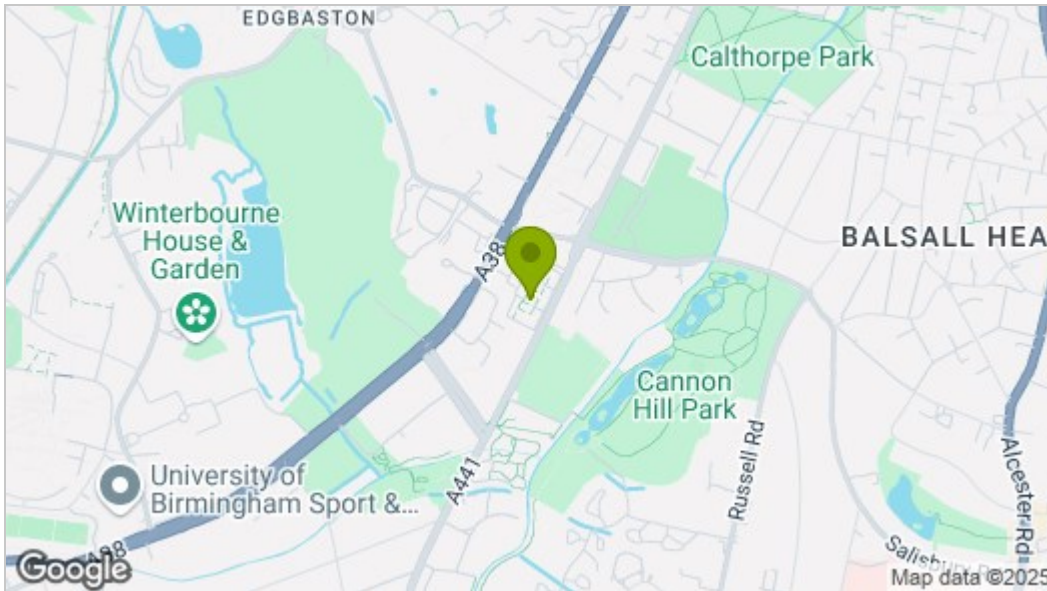
# Floor Plan



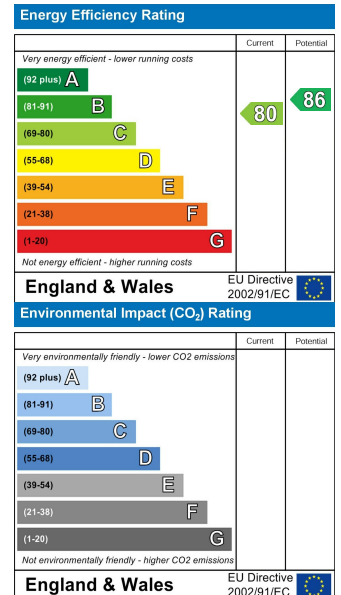
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# 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.