



Flat 1 54 Martineau Drive, Birmingham, B32 2AR
Offers In The Region Of £182,500

A well presented gas centrally heated two bedroom ground floor flat situated on the desirable Martineau Gardens Estate.
EPC BAND RATING B

Location

MARTINEAU DRIVE is approached from BALDEN ROAD and is situated on the newly built Martineau Gardens Estate. There are excellent public transport facilities to all surrounding areas and schools for children of all ages. In addition Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities as is the Queen Elizabeth Medical Complex and Birmingham University itself.

Introduction

FLAT 1 is situated on the ground floor of 54 MARTINEAU DRIVE. The gas centrally heated and double glazed accommodation is in excellent decorative order throughout and benefits from a ten year NHBC guarantee. Fully meriting an internal inspection the accommodation comprises reception hall, living/dining kitchen, two bedrooms and bathroom. Outside there is an allocated car parking space.

Communal Entrance

The flat is approached via a communal entrance hall with security entry phone system.

"L" Shaped Reception Hall

Central heating radiator, double door cloaks cupboard, security entry phone and front door.

Open Plan Kitchen/Living Room 20'8" x 17'1" (6.30 x 5.21)

Living Area

A light and airy space with central heating radiator, power points, ceiling light point and dual aspect double glazed windows to side and rear.

Dining Area

Central heating radiator, power points, ceiling light point and double glazed window to side

Fitted Kitchen

Comprising stainless steel sink unit and drainer, range of white high gloss fronted base and wall units with contrasting work top, single door oven, four ring hob, integrated fridge/freezer, plumbing for dish washer and washing machine, "xpelair" and double glazed window to front

Bedroom One 11'0" x 10'3" (3.35 x 3.12)

Central heating radiator, power points, ceiling light point and double glazed picture window to rear.

Bedroom Two 10'2" x 9'7" (3.10 x 2.92)

Central heating radiator, power points, ceiling light point and double glazed picture window to rear.

Well Appointed Bathroom

Panelled bath with electric shower over with shield, wash hand basin, low level wc, central heating radiator and double glazed window.

Outside

The flat stands in communal grounds with an allocated parking space and communal bicycle store.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

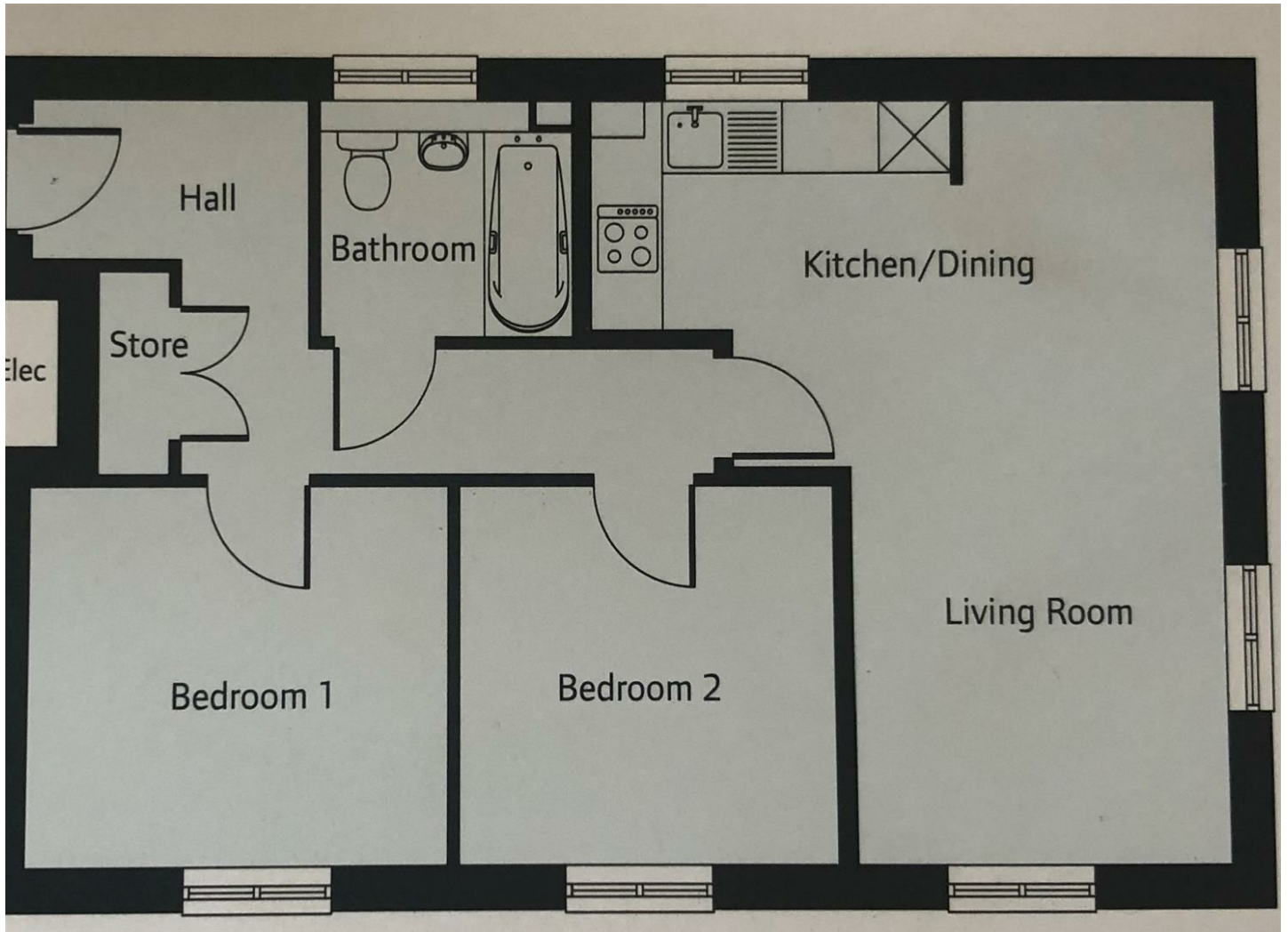
WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is leasehold with approx 121 years unexpired. There is an annual ground rent of £150 and service charge of £112.35 per month.

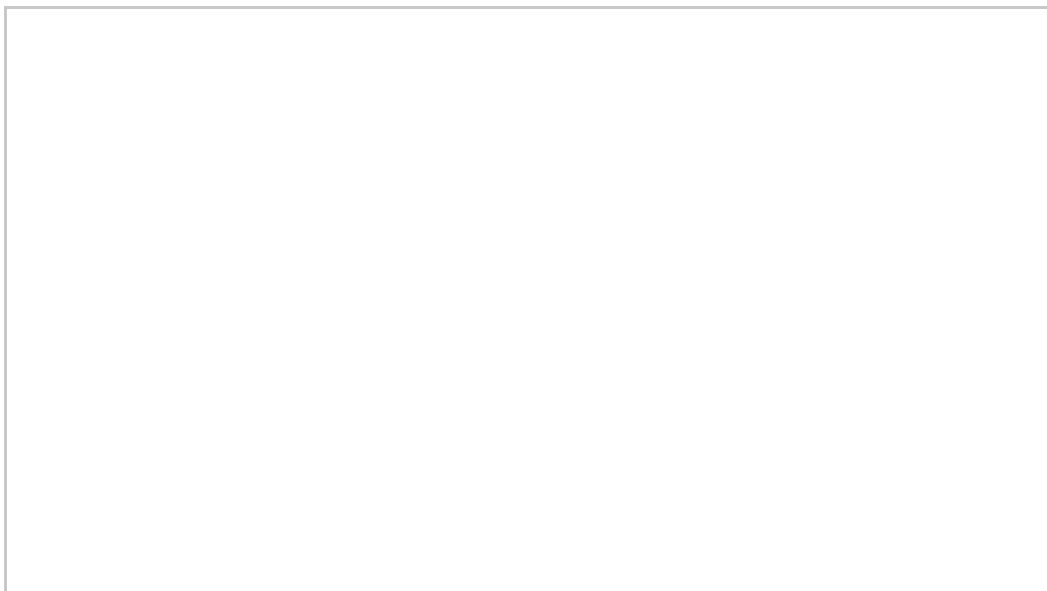
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Via Hadleigh 0121 427 1213.

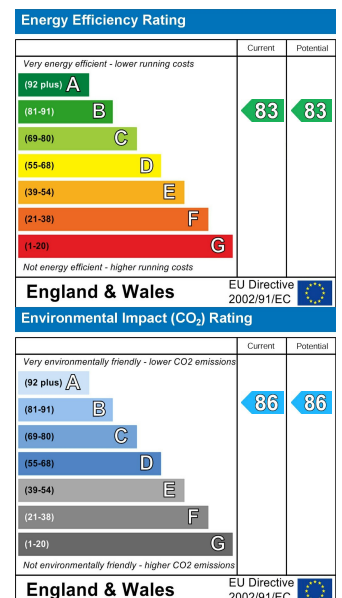
Floor Plan



Area Map



Energy Efficiency Graph



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