



1b The Lords Lordswood Road, Birmingham, B17 9RP

**Offers Over £225,000**

Hadleigh Estate Agents are delighted to offer this immaculate ground floor two bedroom apartment for sale. Offered with no upward chain the property is situated within the ever popular development The Lords.

In brief the property comprises of a welcoming and spacious hallway, master bedroom benefitting from own ensuite and additional double bedroom. Lounge and diner lead through to a fitted kitchen along with a further bathroom. Having its own front door access, secure allocated parking space set within the gated car park and bike storage within the development. The apartment also further benefits from being sold with all furniture and fittings.

## Location



Being conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and local supermarkets, including Waitrose. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Leisure Centre, Harborne Golf Club and world renowned Edgbaston Priory a short distance away.

## Hallway

Welcoming and spacious entrance hallway, benefitting from radiator, ceiling spotlights, secure entry system and storage cupboard. Two glazed windows and further giving access to both bedrooms, house bathroom and living room.

## Lounge Diner



Spacious lounge diner with double glazed windows, radiator, ceiling spotlights and access to kitchen.

## Kitchen



Fitted kitchen benefitting from a range of base and wall units, undercounter space for fridge and freezer. Plumbing for washing machine, partially tiled walls, oven and extractor over, ceiling spotlights and double glazed windows.

## Master Bedroom



Spacious master bedroom boasting fitted wardrobes, carpeted flooring and two ceiling lights. Radiator, double glazed windows and access to ensuite.

## Ensuite



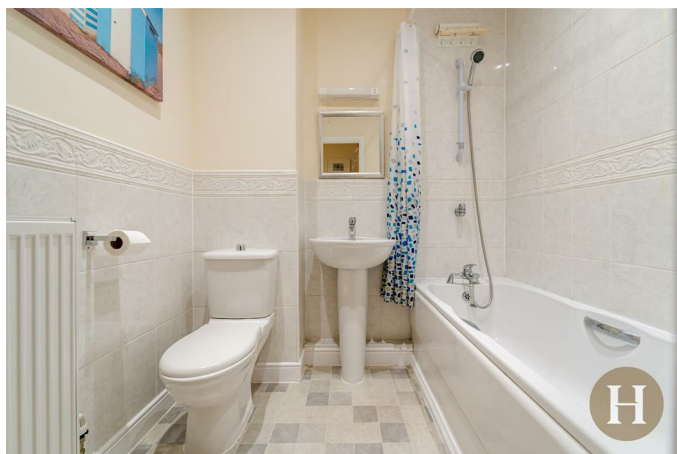
Partially tiled suite, with low level flush WC, hand wash basin and shower cubicle. Radiator, ceiling spotlights and extractor fan.

## Bedroom Two



Double bedroom boasting fitted wardrobes, carpeted flooring, double glazed window and radiator.

## Bathroom



Main house bathroom with shower over bath, low level flush WC and handwash basin. Partially tiled walls, ceiling spotlights, radiator and extractor fan.

## General Information

We have been advised the following information:

Lease length remaining: 102 years

Annual ground rent: £150

Service charge: £850 payable six monthly

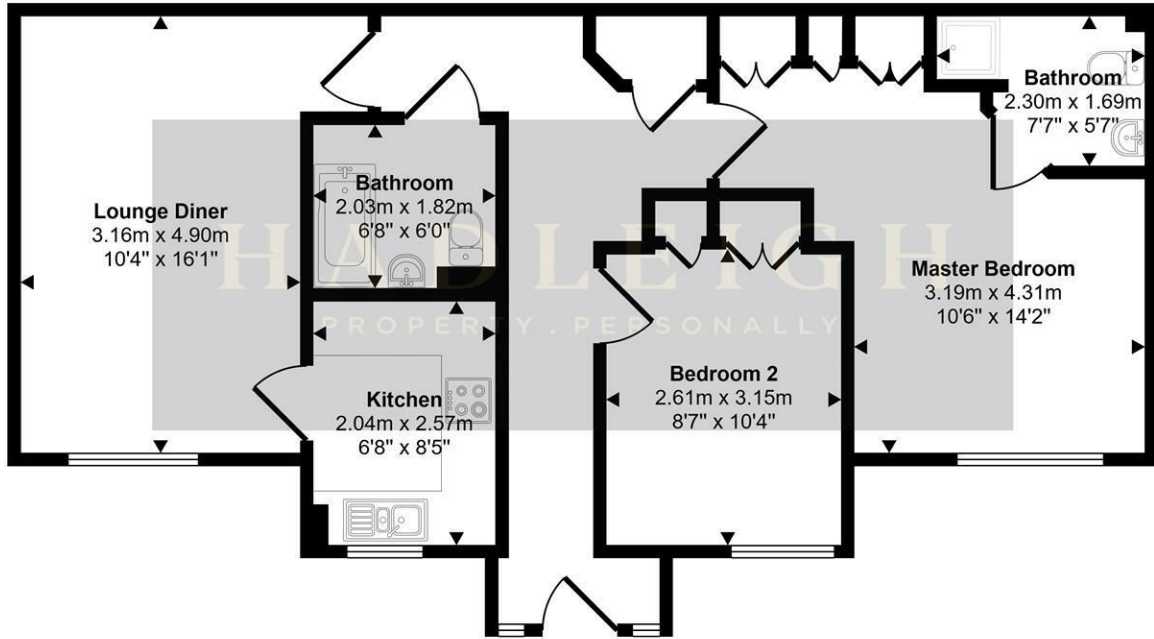
EPC - C

Council Tax Band - D

Hadleigh Estate Agents advise any interested party to confirm the above with their legal representative as cannot be held liable.

# Floor Plan

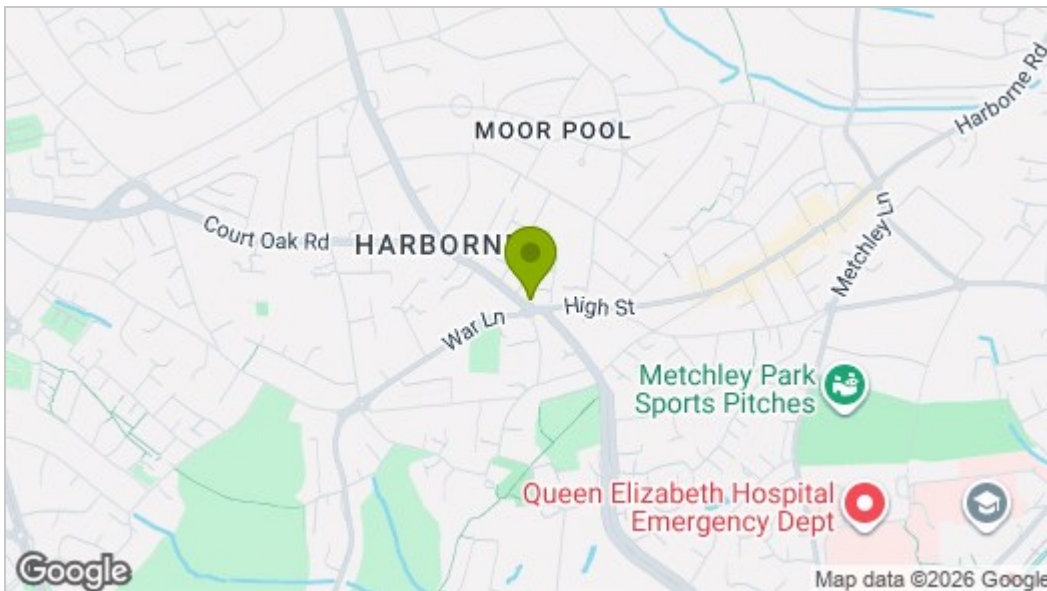
Approx Gross Internal Area  
69 sq m / 739 sq ft



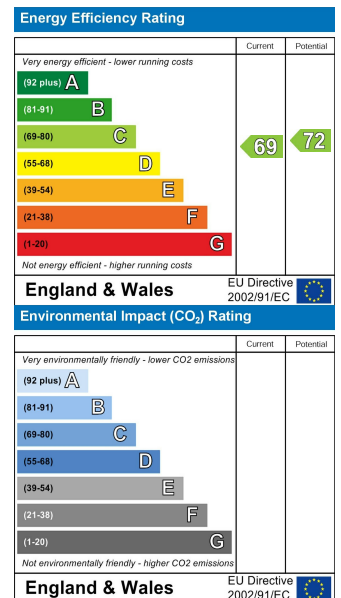
## Floorplan

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.