



Offers In The Region Of £70,000

Green Leigh, Sutton Coldfield, Birmingham, B23 5QL

**** ONE BEDROOM ** FIRST FLOOR ** ALLOCATED PARKING SPACE ** CUL-DE-SAC LOCATION ****

This one bedroom first floor flat is being offered with NO UPWARD CHAIN and is accessed via the communal cul-de-sac area with communal gardens and an allocated parking space. The property is in need of modernisation through out and consists of a private entrance hallway, lounge with an open breakfast bar area through to the kitchen. and a bathroom. Energy Efficiency Rating:-

Approach

The property is situated in a cul-de-sac location, and is accessed via a communal pathway with lawn areas surrounding leading to the secure entrance door to:-

Communal Hallway

The communal hallway gives access to all flats this property is situated to the first floor. Door on the first floor landing leading to:-

Private Hallway

5'10" x 3' (1.78m x 0.91m)

Wood effect flooring, loft access, and doors to the bathroom and lounge area.

Lounge

12' max 9'9" min x 10'2" (3.66m max 2.97m min x 3.10m)

Window to the front, wood effect flooring, wall mounted electric fire, storage heater, and an open breakfast bar hatch area through to the kitchen. Door also to:-

Kitchen

9'8" x 5'3" (2.95m x 1.60m)

Wall mounted and floor standing base units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit. Wall mounted heater, partly tiled walls, tile effect flooring, and a window to the side.

Bedroom

7'7" max 6'3" min x 6'10" (2.31m max 1.91m min x 2.08m)

Accessed via the lounge area, wood effect flooring, window to the side, built in wardrobe with two sliding mirror effect access doors. Over head units with a shelf to one wall area.

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a pedestal wash hand basin. Tile effect flooring, wall mounted heater, and a light with a shaver point.

Allocated Parking Space

The property has an allocated space recognisable via the door number.

Further Information

Lease Details - Awaiting
Council Tax Band A



Ground Floor

