



## Arosa Drive, Birmingham

- Superbly Presented Two Bedroom Apartment
- Set in Quiet Cul-De-Sac within Beautifully Maintained Communal Grounds
- Long Leasehold
- Excellent Access to QE Medical Complex and Harborne High Street
- Ground Floor
- Garage Included
- Residents Parking On-Site
- EPC Rating - C

**Offers In The Region Of £150,000**

**Tenure: Leasehold**

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# Arosa Drive, Birmingham

## DESCRIPTION

A superbly presented two bedroom apartment situated in this quiet cul-de-sac location in Harborne in excellent proximity of Queen Elizabeth Medical Complex and Birmingham University. This ground floor apartment includes both a modernised kitchen and bathroom and additionally benefits from a garage and residents parking. Ideal for both first time buyers and Investment.

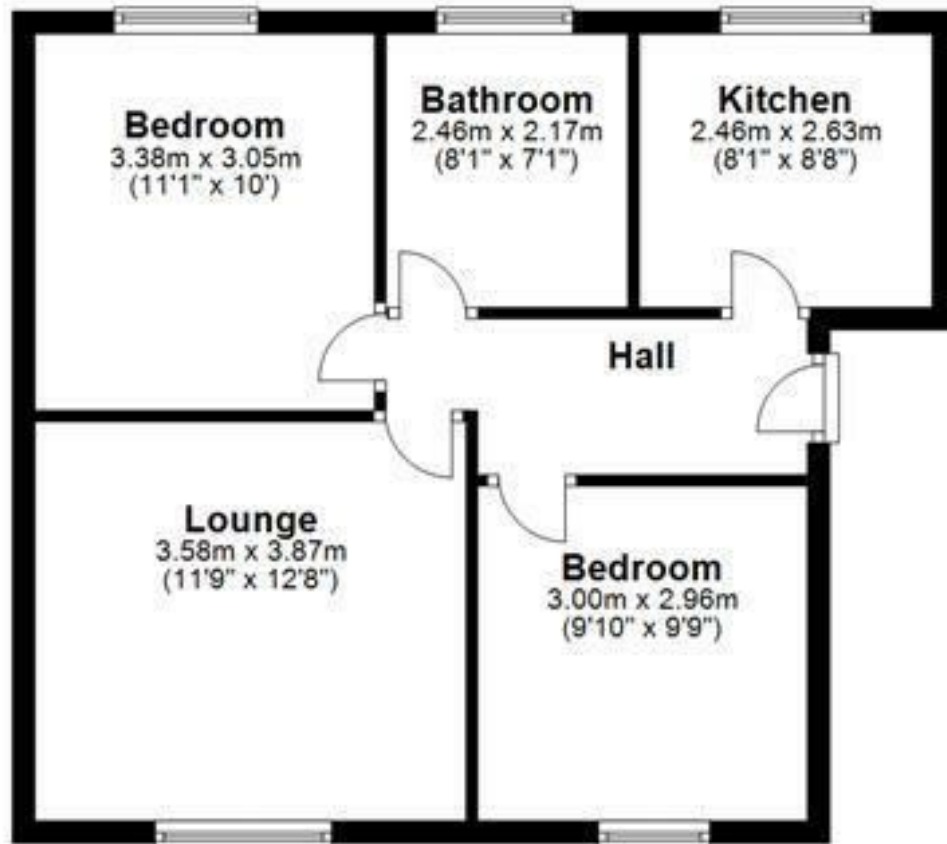
The property is set within quiet and well maintained communal grounds, it provides gas central heating and is fully double glazed. The property accommodation comprises entrance hallway which offers some excellent storage space and access to all the internal accommodation. A modern re-fitted kitchen is complete with wall and base level units and complimentary work surfaces, the kitchen appliances are all fully integrated which include oven with electric hob and extractor fan, washer dryer and fridge freezer. There is a spacious lounge with dual aspect windows overlooking the front of the property, and two generously sized bedrooms, one which is currently used as the home office. All complimented with a partly tiled bathroom which includes a WC, wash hand basin and bath with separate shower.

The property is located in this highly sought after cul-de-sac neighborhood within close proximity of plenty of local amenities including shops, cafés and transport facilities from both Harborne and Selly Oak. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre.



## Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 sq. feet)

## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

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Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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