

# ENGLANDS



18 Pakenham Road

Edgbaston, Birmingham, B15 2NE

£110,000







## PROPERTY DESCRIPTION

Ground floor apartment located in this purpose-built low rise development which offers a cosy and comfortable living space, perfect for first-time buyers, those looking to downsize or investors. Set in a quiet road and surrounded by greenery and well-maintained communal gardens, this property has the benefit of resident's parking, dual aspect sitting room partly open plan to kitchen, double bedroom, bathroom, secondary glazing and electric heating. Extended lease.

Pakenham Road, Edgbaston runs between Wheleys Road and Charlotte Road. The location offers easy access to the University of Birmingham, Queen Elizabeth Hospital, Edgbaston Village and Harborne. There is also regular transport services to further comprehensive City Centre with leisure, entertainment and shopping facilities, with Five Ways train station being just a short distance away.



Tel: 01214271974



Entrance door leads into communal hallway. The entrance to number 18 is on the ground floor.

## HALLWAY

Having wood style flooring, security answerphone and ceiling light point.

## SITTING ROOM

3.68m max x 2.87m max (12'0" max x 9'4" max)

Having two windows with secondary glazing, wood-style flooring, wall-mounted electric heater, coving to ceiling, ceiling light point and partly open plan kitchen.

## KITCHEN

2.92m max x 1.33m max (9'6" max x 4'4" max)

Having breakfast bar area and being open to the lounge, window with secondary glazing, one and a half bowl composite sink drainer with mixer tap over, laminate work surfaces, tiled floor, a range of matching wall and base units, appliance spaces and plumbing for washing machine.

## DOUBLE BEDROOM

2.7m max x 2.38m max (8'10" max x 7'9" max)

Having window with secondary glazing overlooking the grounds, wood-style flooring, wall-mounted electric heater and ceiling light point.

## BATHROOM

Having panelled bath with wall-mounted electric shower over and folding side screen, part complementary tiling to walls, pedestal wash handbasin, low flush WC, tiled floor, extractor fan, wall-mounted electric fan heater and airing cupboard housing the hot water tank.

## OUTSIDE

Residents parking and communal gardens including lawn and established plants.

## ADDITIONAL INFORMATION

TENURE: Leasehold with 135 years remaining and an annual service charge payable of £764.51 per half year.

COUNCIL TAX BAND: A



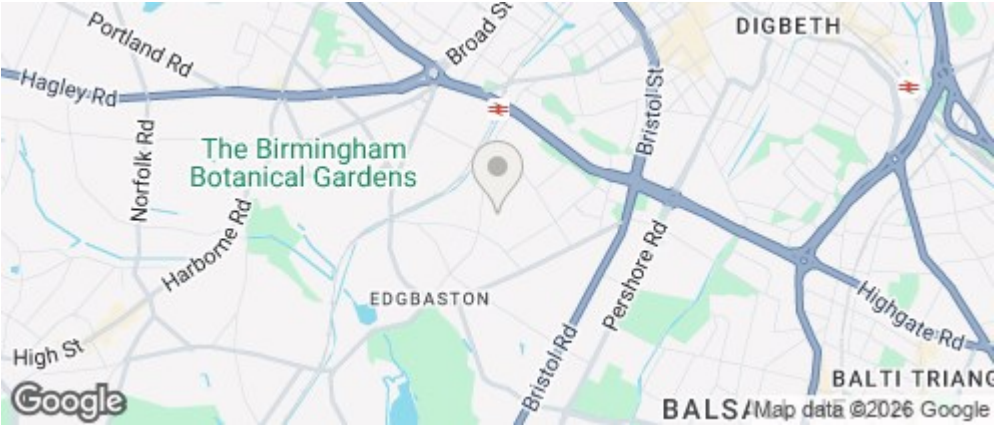


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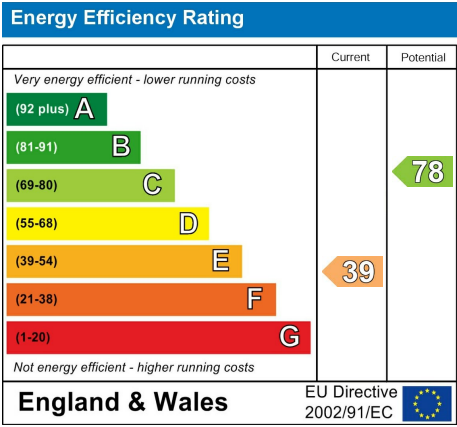




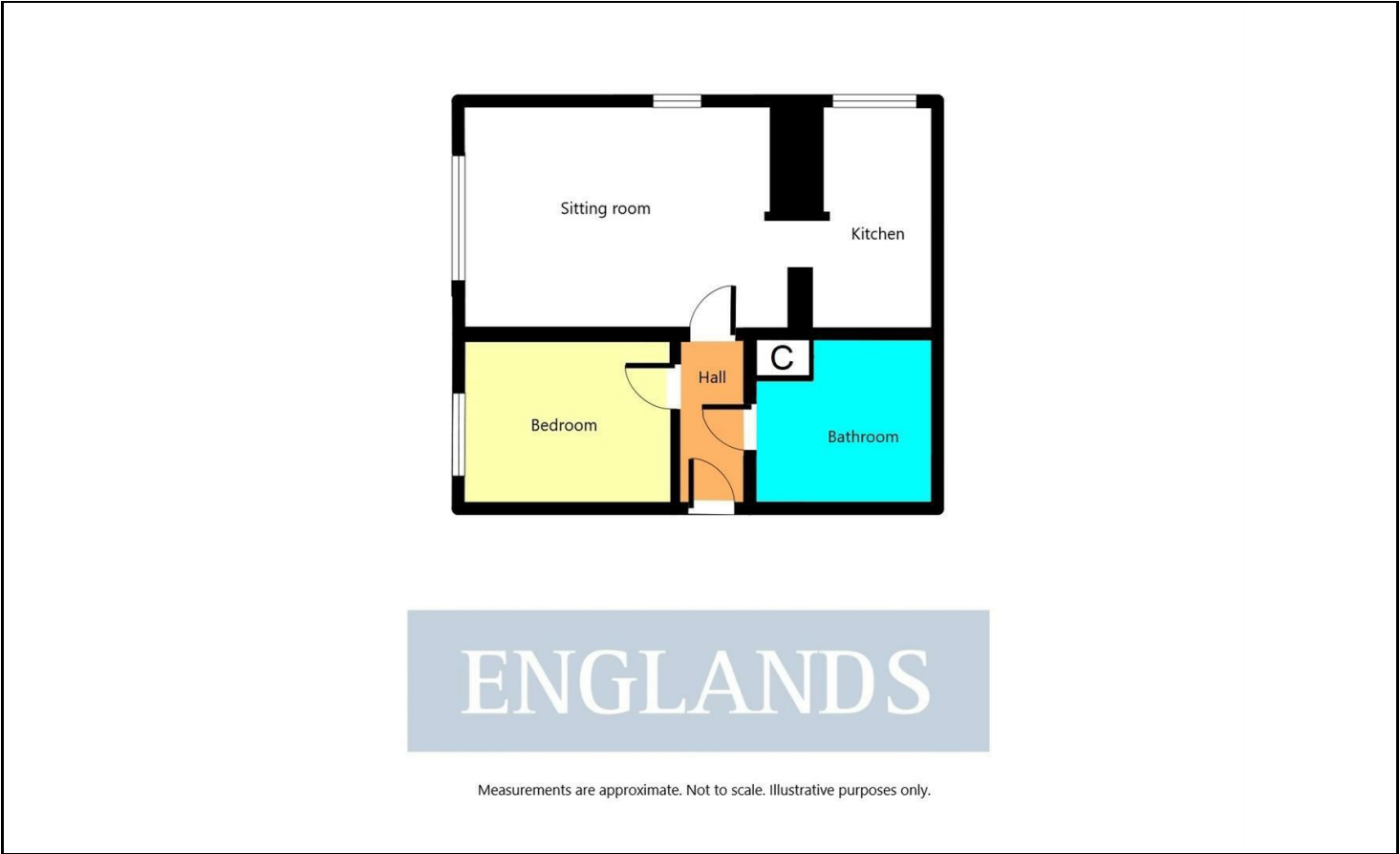
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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