

ENGLANDS



33 Pakenham Road

Edgbaston, Birmingham, B15 2NE

£159,000





PROPERTY DESCRIPTION

Set in the popular Edgbaston area, this ground floor apartment benefits from a private entry, two bedrooms, living room, bathroom, kitchen, hallway with storage, as well as residents parking. The property includes gas central heating, double glazing and long lease.

Pakenham Village is a quiet development and is within walking distance to local shops on Wheelleys Road, including Edgbaston Co-op. 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.

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:





Private entrance door leads into:

HALLWAY

Having two ceiling light points, wooden style flooring, radiator and built-in storage cupboard.

LIVING ROOM

4.07m max x 3.17m max (13'4" max x 10'4" max)

Having two UPVC double glazed windows, radiator, ceiling light point and coving to ceiling.

KITCHEN

2.90m max x 1.86m max (9'6" max x 6'1" max)

Having tiled flooring, ceiling light point, a range of wall and base units with worktop over, Bosch electric oven with gas hob and extractor fan over, and single bowl sink drainer with mixer tap over. UPVC double glazed window, wall mounted Worcester gas Combi boiler, plumbing for washing machine, radiator, partial tiling to walls, integrated Bosch microwave and space for fridge freezer.

BEDROOM ONE

4.20m max x 2.57m max (13'9" max x 8'5" max)

Having UPVC double glazed window, radiator, ceiling light point and fitted wardrobes with high level cupboards providing a good amount of storage.

BEDROOM TWO

2.86m max x 1.99m max (9'4" max x 6'6" max)

Having UPVC double glazed window, radiator, ceiling light point and built-in cupboard with shelving.

BATHROOM

Having fully tiled walls and flooring, radiator, ceiling light point, UPVC obscured double glazed window, panelled bathtub with mixer tap over and wall mounted electric shower, hand wash basin with mixer tap over and storage below, low flush WC and extractor fan.

OUTSIDE

Residents parking and communal gardens including lawn and established plants. The property also includes useful external storage.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD - 135 years remaining. Service charge payable of £694.58 per half year.

COUNCIL TAX BAND - B

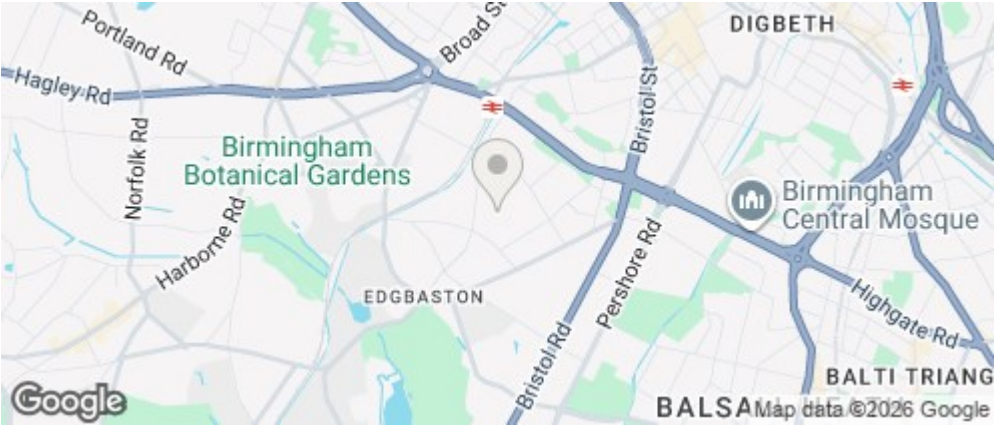
The furniture shown is available to be included in the sale.



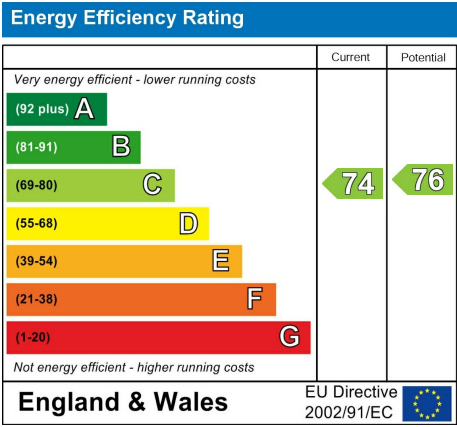
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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Misrepresentation Act 1967

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