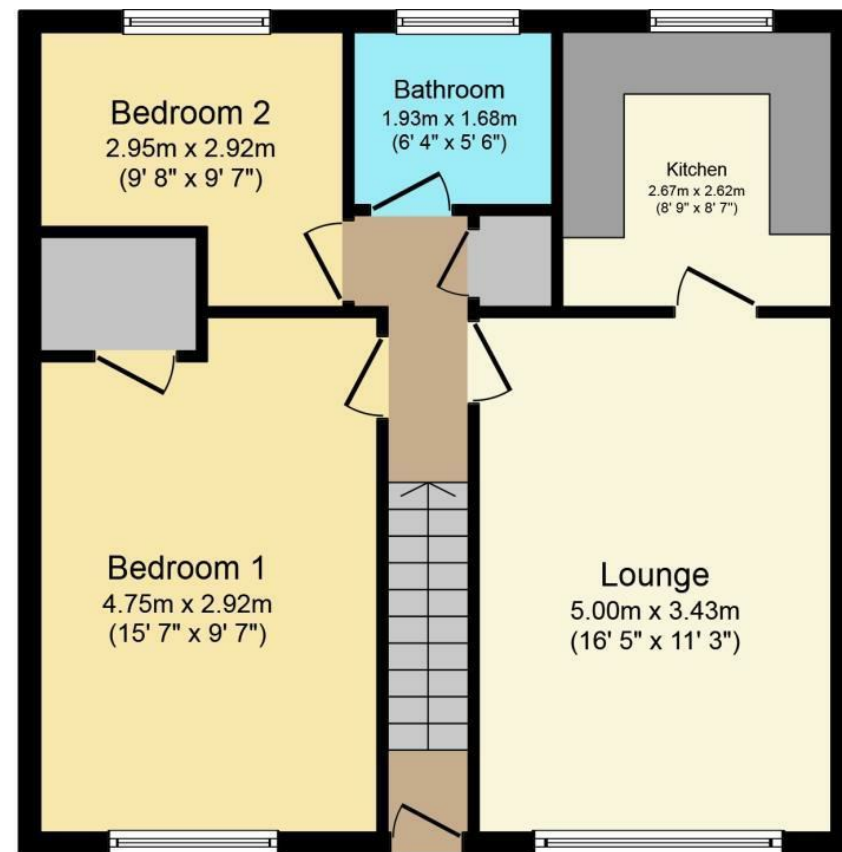


231 Gravelly Lane, Birmingham, B23 5SF



Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



## 231 Gravelly Lane, Birmingham

**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\* \*\*EXTENDED LEASE\*\***

Well presented two bedroom first floor maisonette in this most popular of areas for access to transport links, Birmingham city centre and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and bathroom with shower. The property further benefits from: garage, gas central heating and double glazing. A SUPERB OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS. VIEWING HIGHLY RECOMMENDED. EPC: C

**Offers In The Region Of £140,000 - Leasehold**

**Hicks Hadley**



#### Entrance Hall

With UPVC front door, stairs to first floor, storage cupboard, loft hatch and doors into:

#### Spacious Lounge 16'5 x 11'3 (5.00m x 3.43m)

With central heating radiator, electric fire and double glazed window to front elevation.

#### Fitted Kitchen 8'9 x 8'7 (2.67m x 2.62m)

Having wall and base units with work surfaces over, single drainer sink unit, space for washer/dryer, space for fridge/freezer, cooker point, splash back tiling and double glazed window to rear elevation.

#### Bedroom One 15'7 x 9'7 (4.75m x 2.92m)

With central heating radiator, walk in wardrobe and double glazed window to front elevation.

#### Bedroom Two 9'8 x 9'7 (2.95m x 2.92m)

With central heating radiator and double glazed window to rear elevation.

#### Bathroom 6'4 x 5'6 (1.93m x 1.68m)

Having bath with shower over, vanity wash hand basin, low flush wc, central heating radiator and double glazed window to rear elevation.

#### Garage

garage en bloc offering parking facility.

#### Agents Note

We have been informed that the property is leasehold with approximately 137 years remaining. Please check this detail with your solicitor. Our vendor informs us that the service charge is approximately £90- £150 per annum and there is a peppercorn ground rent.

COUNCIL TAX BAND: A

All mains services are connected (gas/water/electric).

Broadband/mobile coverage- please check on link- [-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: C

