

221 Lazy Hill, Birmingham, B38 9PB



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Hicks Hadley

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****NO UPWARD CHAIN****

A well presented two bedroom first floor apartment in this most popular of locations for access to transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and modern bathroom. The property further benefits from: double glazing, well kept communal grounds and an extended lease. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: D

Offers In The Region Of £140,000 - Leasehold

Hicks Hadley



Entrance Hall

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

Spacious Lounge 16'3 x 11'2 (4.95m x 3.40m)

With double glazed window to front elevation and door into:

Fitted Kitchen 9'3 x 8'5 (2.82m x 2.57m)

Having a range of base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, plumbing for automatic washing machine, splash back tiling and double glazed window to rear elevation.

Bedroom One 14' x 8'11 (4.27m x 2.72m)

With electric heater and double glazed window to front elevation.

Bedroom Two 12'2 x 8'10 (3.71m x 2.69m)

With electric heater and double glazed window to rear elevation.

Bathroom 6'2 x 5'7 (1.88m x 1.70m)

Having panel bath with shower over, shower screen, pedestal wash hand basin, ow flush wc, ceramic tiling and obscured double glazed window to rear elevation.

Outside

With communal lawns to front and paved pathway leading to front door.

Agents Note

Council Tax Band: A

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 126 years.

We have been informed that the property has a ground rent of £50 per half year and a service charge of £355 per annum.

All main services connected except for gas.

Broadband/Mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage

