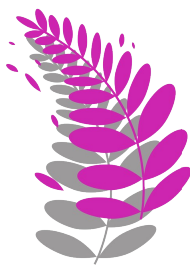


FERNDOWN ESTATES



114 Greenlands Road, Birmingham, West Midlands, B37 7LX

2 Bed Flat

Asking Price £100,000

📍 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- NO UPWARD CHAIN
- TWO BEDROOM APARTMENT
- GROUND FLOOR ACCOMMODATION
- OPEN PLAN LOUNGE/KITCHEN
- FAMILY BATHROOM

- SECURED INTERCOM ENTRY
- ONE ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- FANTASTIC TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES



100% OWNERSHIP!! CALLING ALL FIRST TIME BUYERS AND INVESTORS Ferndown Estates are pleased to offer to the market this ground floor two bed apartment. Ideally located within minutes drive to Birmingham International, Birmingham Business Park and The NEC. Comprising of in brief: TWO DOUBLE BEDROOMS, FAMILY BATHROOM, OPEN PLAN LOUNGE/KITCHEN, ONE ALLOCATED PARKING SPACE.

Approach



Located off Greenlands Road and in its own private complex, this ground floor apartment is close to all major transport links and offers good sized accommodation and modern standard living. To the front of the complex there are security access gates leading to private parking area. Each property has its own allocated parking space.

The property is approached via a communal security intercom controlled door and in the communal foyer there is individual post boxes for each flat.

Hallway



Ceiling light point, gas central heating radiator, laminate flooring, large storage cupboard housing the utility meters and central heating boiler.

Open Plan Living/Dining Room/Kitchen



Dual aspect with double glazed windows overlooking the front and rear of the property. Matching wall and base units with work surface and splash back tiling over, stainless steel sink, drainer and mixer tap over. Inset oven with gas hob and extractor fan over, plumbing for a washing machine and space for other appliances. Lounge area has ceiling light point and a gas central heating radiator.

Bedroom One



Double glazed window overlooking the front of the property, ceiling light point, laminate flooring and gas central heating radiator.

Bedroom Two



Double glazed window overlooking the front of the property, ceiling light point and gas central heating radiator.

Bathroom

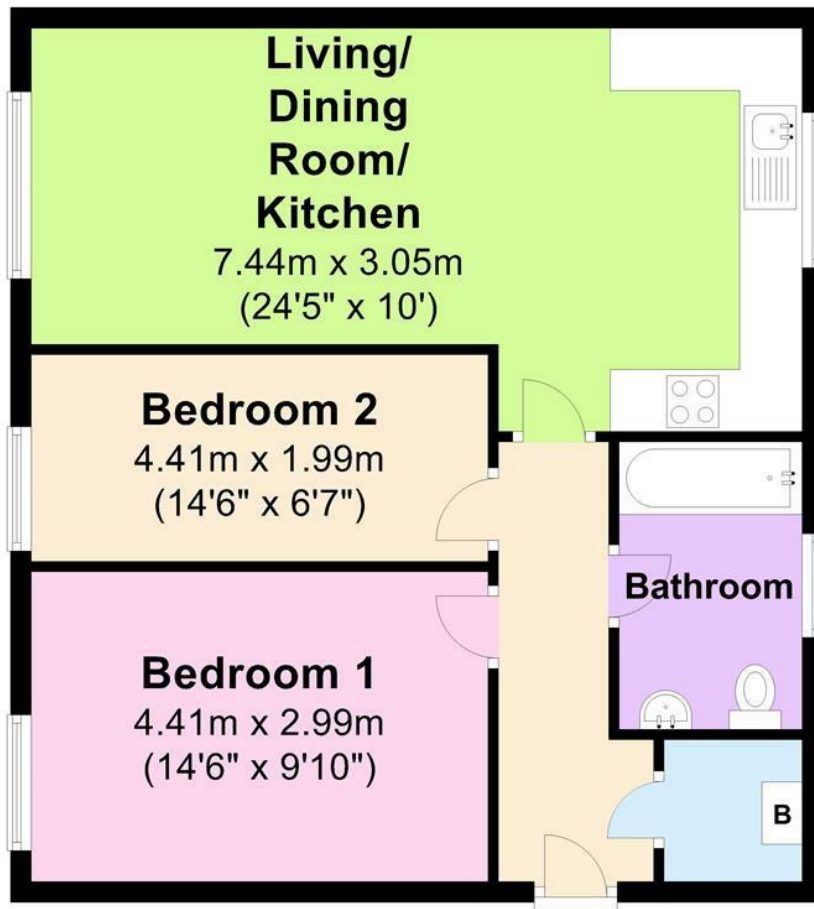


Double glazed obscure window to the rear of the property, ceiling light pint and extractor fan. Walls are partly tiled, gas central heating radiator and vinyl flooring. Pedestal wash hand basin with shaver socket to the side, low level WC and panelled bath.

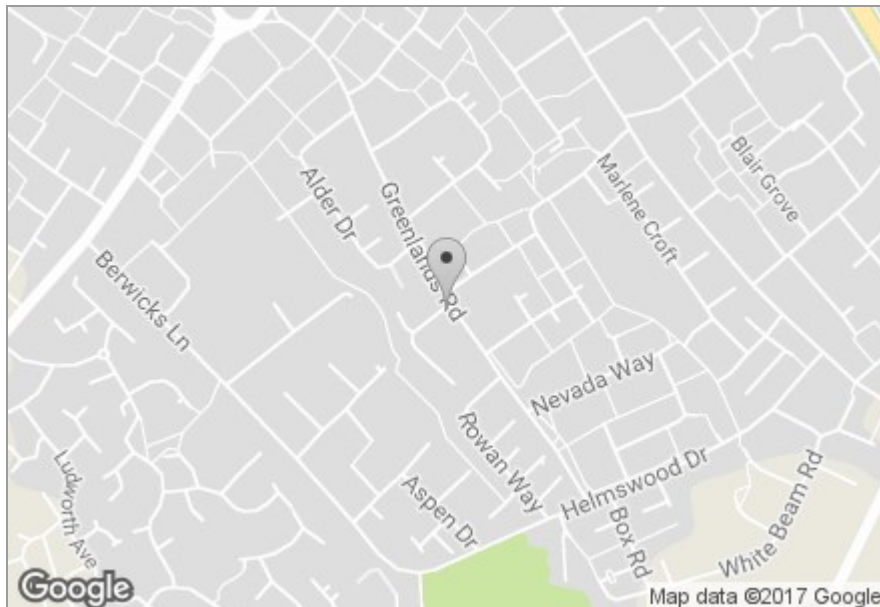
Greenlands Road

Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>81</p> <p>81</p>		<p>79</p> <p>79</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			