



16 Garden Court, Ladywood Middleway, Birmingham, B16 8EU

**Offers Invited Over
£120,000**

Attention First Time Buyers & Investors

Charming, affordable newly refurbished 1 bedroom apartment located in the convenient neighbourhood of Five Ways. Within walking distance to City centre, Fiveways & Grand Central Stations and Brindley Place.

- One Bed Apartment
- Fully Refurbished
- Excellent Transport links
- Popular Location
- Communal Garden

EPC Rating- D

Fantastic opportunity to own a beautifully presented refurbished one bedroom apartment at courtyard level, this chain free apartment would be suitable for investors or owner occupiers. Comprising attractive hallway, open plan living/dining/kitchen area, double bedroom with fitted wardrobe and fully tiled shower room.

This Grade 2 listed development offers a attractive landscaped courtyard and secure entry, making this a peaceful place to live. Garden Court is just a stones' throw from Five-Ways station, in addition to being close to Brindley Place with easy access to restaurants, brasseries and within easy walking distance of the commercial district of the city, Snow Hill Station, Grand Central Station and all the city's retail and recreational facilities ideally situated for access to the A38M and M6

HALLWAY 8' 11" x 2' 11" (2.72m x 0.89m) Wood laminate flooring, recessed down lights, double wall sockets. wall mounted programmable heater. Smoke detector.

HALLWAY CUPBOARD Housing " hot water tank, water meter.

OPEN LIVING AREA/KITCHEN 11' 2" x 14' 11" (3.4m x 4.55m) Kitchen Area – Grey tiled laminate floor , offering a range of white fitted base and wall mounted kitchen units with light wood work surfaces and matching splashback. Stainless steel 1 ½ bowl sink unit with chrome mixer tap. Concealed Neff fridge freezer. Gorenje oven & Bosch hob and extractor unit. Concealed Ariston washer/dryer. Double wall sockets.

LIVING/DINING AREA Wood laminate flooring, leaded windows with outlook to Courtyard with feature shutters and secondary sliding window system, 2x wall mounted electric programable heaters, double and single wall sockets. TV/FM/satellite socket. telephone point. recessed down lights, door entry system.

BEDROOM 9' 8" x 9' 7" (2.95m x 2.92m) Wood laminate flooring windows with outlook to courtyard with feature shutters and secondary sliding window system . Wall mounted programable electric heater, double wall sockets. Recessed wall Fitted double wardrobe.

RECESSED WARDROBE 4' 2" x 1' 8" (1.27m x 0.5m) Recess 1'6" x 2'11" (0.479m x 0.907m)

SHOWER ROOM 7' 8" x 4' 10" (2.34m x 1.47m) Attractive tiled floor and full height tiled walls leading to thermostatically controlled shower with part glazed shower panel, matching white WC bowl wash hand basin with chrome mixer tap. Glazed shower wall mounted vanity mirror with overhead feature lighting. Recessed down lighting, wall mounted chrome heated towel rail, extractor unit, shaver socket.

Public Transport:

Five Ways (0.4 mi)

Birmingham New Street (0.9 mi)

Local School:

St John's & St Peter's CofE Academy (0.3 mi)

St George's Church of England Primary School (0.3mi)

Fixtures and Fittings

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be made available by separate negotiation.

Tenure- Leasehold. We are advised by the vendor that there is approx. 137 years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £977.60 per annum.

Ground Rent- We are advised by the vendor that the current ground rent is approx. £200 per annum.

* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor

Services- Mains Water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

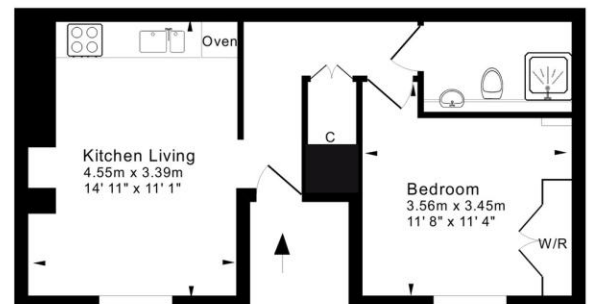
We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. Any information shown in these particulars or accompanying information are for guidance only and should be checked on site. Measurements and distances are approximate and for guidance only. Please note that, where rooms are irregular, only the maximum measurement would be stated.



Contact Details

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Approx. Gross Internal Floor Area House: 395 Sq. Ft. / 36.5 Sq. M

Plan Ref. 300-600j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements and charges are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements and charges with their acting solicitor.