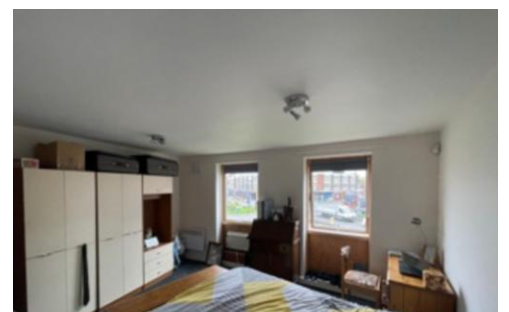


# ARKADE

PROPERTY



**157 Gravelly Hill North**  
Erdington, Birmingham, , B23 6BJ

**Asking Price Of £89,950**

# Property Features

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- 1 Bedroom
- 1st Floor
- Fitted Bathroom
- Fitted Kitchen
- Double Glazed
- Secure Allocated Parking

## Full Description

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We are pleased to offer this one bedroom, one bathroom, first floor apartment located in the heart of Erdington. The apartment benefits from secure parking and double glazing throughout.

The entrance to the apartment is situated on Gravelly Hill North which is located above the Tesco Express and in the very heart of Erdington. A short walk will find you at the train station with many local amenities and schools located nearby. Within a short drive from the apartment, one can find easy access to the Birmingham city centre, the M6, Snow Hill and Five Ways Stations, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

### DETAILS

The apartment has a smoke alarm, a telephone entry system, carpeted flooring and double glazing throughout. All internal walls are cream (except where specified) and the apartment is heated by way of electric wall heaters. The apartment is situated on the first floor and briefly comprises a lounge/dining area, fitted kitchen, a bathroom, one double bedrooms and comes with secure parking.

### HALLWAY

Entrance to the flat is via the stairs to the first floor into the hallway which provides access to all rooms. There is carpeted flooring, two spot lights, a smoke alarm and an entry phone. There is also the fuse box and a wall mounted slim line heater.

### LIVING ROOM

25' 3" x 14' 9" (7.71m x 4.52m)



This is a spacious living space with wood effect laminate flooring, cream painted walls and six ceiling lights. There are three double glazed windows, six wall sockets, a slimline wall heater, TV and phone sockets. There is also a storage cupboard which houses the water meter and the boiler.

#### KITCHEN

Located at the far end of the living room is the fitted kitchen. The flooring is wood effect laminate whilst the wall is tiled around the worktop. The fitted base and wall units are cream and the worktop is marble effect which incorporates the sink and draining board. Fitted within the units are also the washing machine, hob, four ring oven and extractor fan. There are also two wall sockets.

#### BEDROOM

14' 6" x 12' 5" (4.43m x 3.79m)

This is a large double bedroom is carpeted flooring and cream painted walls. there are six ceiling lights, a slimline wall heater, two double glazed windows and six wall sockets.

#### BATHROOM

8' 10" x 6' 5" (2.71m x 1.98m)

The fitted bathroom has tiled flooring and white tiled walls. There is a heated towel rail, fitted mirror, extractor fan, a bath with wall mounted shower as well as a sink, toilet, shaver socket and storage.

The property is leasehold with 140 years remaining.

The ground rent has been advised at £100 per annum with the service charges at £1729.88 per annum - please note these figures all need to be confirmed with a solicitor.

Mains electricity, drainage and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order. The heating system is based on wall mounted electric heaters with timers.

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order. Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be available by separate negotiation. Misrepresentation Act 1967.

These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon

his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification. Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements