

£135,000 Leasehold

City Gate, 124 Gravelly Hill, Erdington, Birmingham B23 7PF



- First (Top) Floor
- Dual-Aspect Reception
- Bathroom plus En-Suite Shower Room
- Parking Space
- Approx. 637 Sqft Gross Internal Area
- Kitchen/Dining Room
- Juliette Balcony
- Short Walk from Gravelly Hill Station

## GENERAL DESCRIPTION

This very smartly presented flat is on the first floor (top floor in that part of the building) of a modern development located in the Erdington suburb of Birmingham. The property features a dual-aspect reception room with a Juliette balcony and an attractive kitchen/dining room. There is a spacious main bedroom with en-suite shower room and built-in wardrobe plus a second, smaller, bedroom and a stylish bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. The flat comes with use of an allocated parking space, is just a short walk from Gravelly Hill Railway Station and within easy reach of the city centre.

**Tenure:** Leasehold (130 years less 10 days from 26/08/2004).

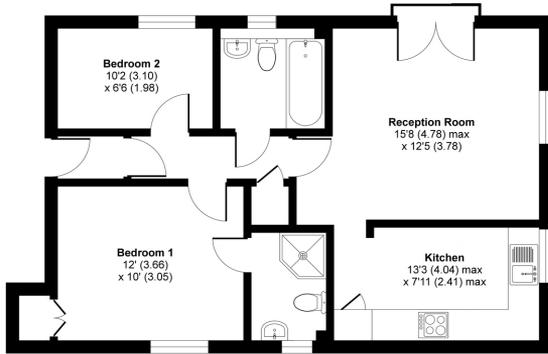
**Service Charge:** £162.95 per month (subject to annual review).

**Council Tax:** Band A, Birmingham City Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

## DIMENSIONS



### FIRST FLOOR

#### Entrance Hallway

#### Reception Room

15' 8" max. x 12' 5" (4.78m x 3.78m)

#### Kitchen

13' 3" max. x 7' 11" max. (4.04m x 2.41m)

#### Bedroom 1

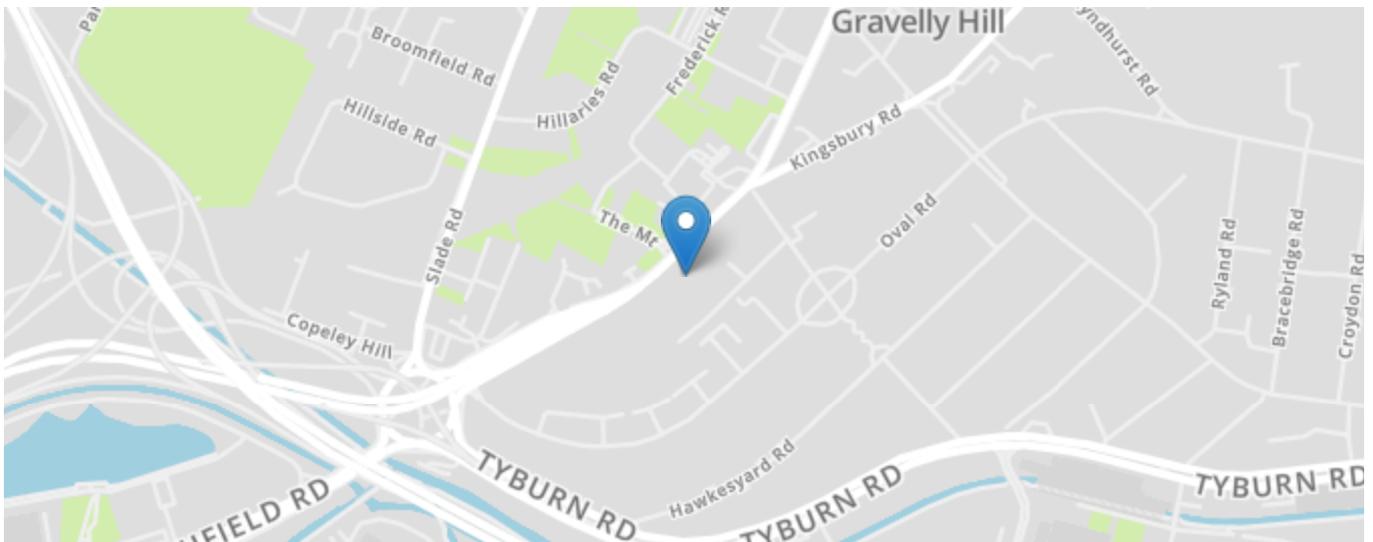
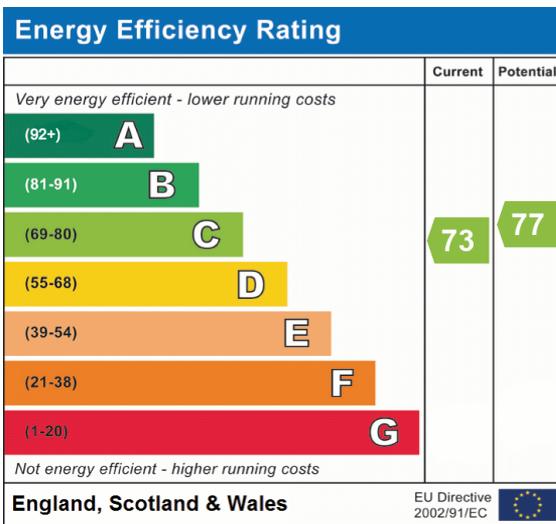
12' 0" x 10' 0" (3.66m x 3.05m)

#### En-Suite Shower Room

#### Bedroom 2

10' 2" x 6' 6" (3.10m x 1.98m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.