



**Queens Court
Gravelly Hill North
Erdington
Birmingham
West Midlands
B23 6BJ**

Offers In Excess Of £100,000

bettermove

Gravelly Hill North Birmingham

Bettermove are proud to present this 1 bedroom flat in Erdington.

The property benefits from double glazing, electric heating throughout.

The council tax band is B.

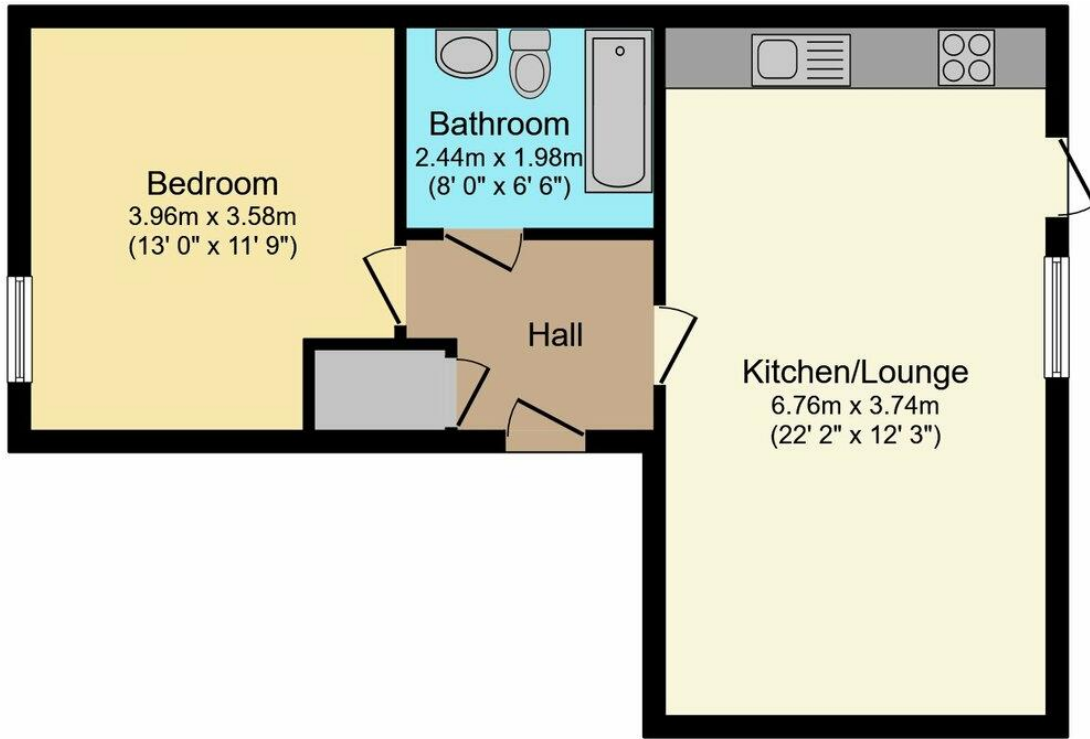
This is a leasehold property with 150 years on the lease from 2009; the ground rent is £100pa and the service charge is approximately £240pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts a private terrace, perfect for enjoying the summer months.

Located in Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, A38(M) and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total floor area 49.9 m² (537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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