



Birchfield Road, Webheath, Redditch B97 4LX
£160,000

2 1 1



A modern two-bedroom ground-floor apartment situated within beautifully maintained communal grounds in the highly desirable Webheath area. This well-presented property features a private patio seating area, along with allocated and visitor parking.

The property is accessed through a secure intercom entry system, leading into well-maintained communal hallways. Inside, the accommodation comprises an entrance hallway with useful built-in storage, opening into a spacious open-plan lounge and kitchen. The living area provides ample space for dining, with French doors leading to a private patio seating area. The modern kitchen is fitted with a range of wall and base units, along with an integrated oven and hob. The property also features a generously sized master bedroom, a well-proportioned second bedroom, and a stylish shower room with a level-access, double-width walk-in shower.

Leasehold - approx. 107 years remaining

Service charge - approx. £1860 per annum

Ground rent - approx. - £200 per annum

Kitchen / Lounge / Diner - 7m x 3.7m (22'11" x 12'1") max

Master Bedroom - 3.11m x 3.34m (10'2" x 10'11")

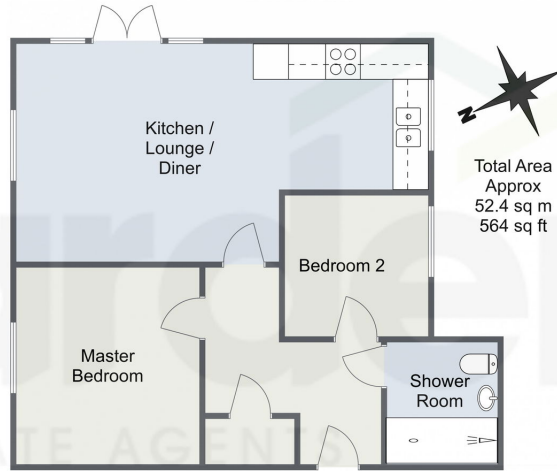
Bedroom 2 - 2.43m x 2.39m (7'11" x 7'10")

Shower Room - 2.06m x 1.88m (6'9" x 6'2")

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order, and they have not been tested. All dimensions are approximate.

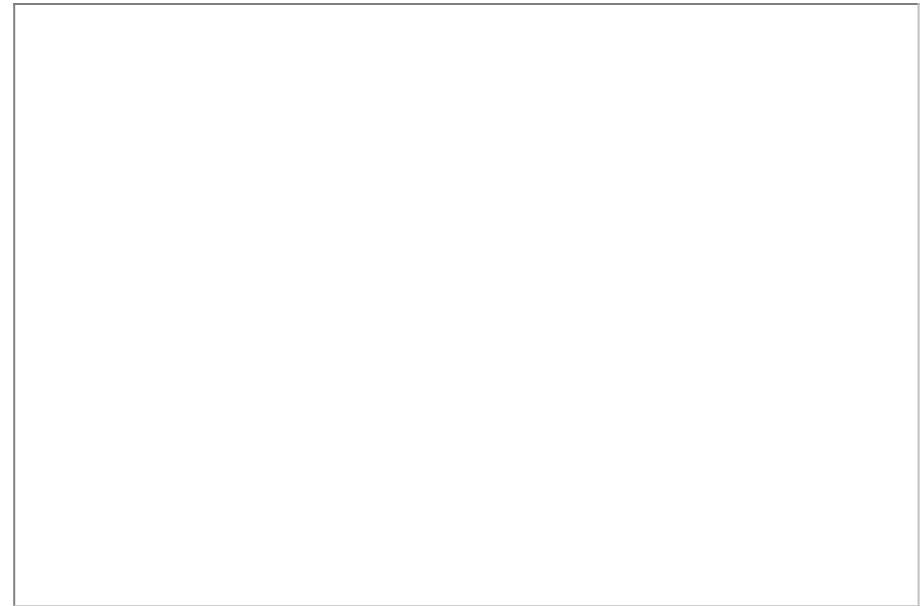


The Beeches, Birchfield Road
Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Modern Ground Floor Apartment
- Spacious Open Plan Living
- Patio Seating Area
- Beautifully Maintained Communal Grounds
- Popular Location
- Two Well-Proportioned Bedrooms
- Modern Shower Room
- Allocated and Visitor Parking
- Long Lease
- EPC - C



For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

