



## 1 Lordswood Square, Birmingham, B17 9BS

### **Offers Over £165,000**

Hadleigh Estate Agents are delighted to offer this fantastic, ground floor two bedroom apartment, located at Lordswood Square.

The property has its own separate entrance, leading to a tidy hallway, two bedrooms, second with a built in wardrobe and a modern white bathroom with shower. The lounge is a great size and offers a large corner sofa, plus a substantial storage.

Fitted kitchen with washing machine/tumble dryer and fridge freezer. The property also offers gas central heating, with a new boiler being installed in 2023 and is double glazed.

Direct access to the communal garden also.

We have been advised the following information,  
however we advise for you to confirm this with your  
legal representative as Hadleigh Estate Agents  
cannot be held accountable.

Tenure - Leasehold

Length Of Lease - 139 Years

Service Charge - £1,600.00 PA

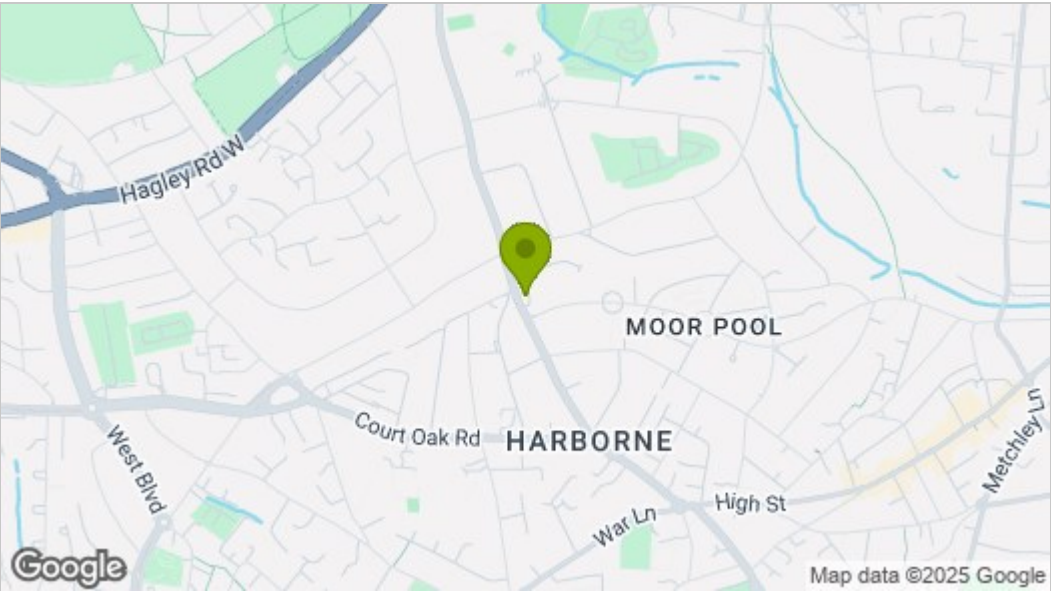
Ground Rent - £10.00 PA

EPC - C

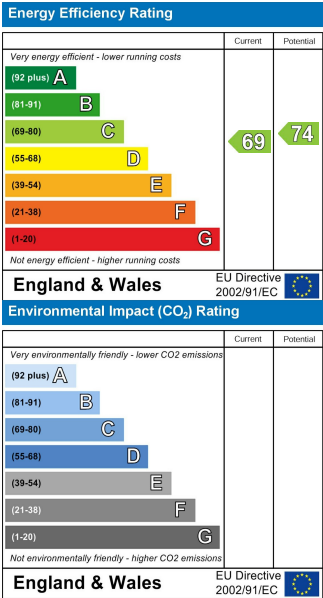
Council Tax Band - B

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.