



## 9 Bromford Gardens 2 Westfield Road, Birmingham, B15 3XD

### Offers Over £175,000

Hadleigh Estate Agents are pleased to present this two bedroom first floor apartment based in the sought after development of Bromford Gardens.

Bromford Gardens is located on the highly desirable Westfield Road in Edgbaston, the location offers easy access in to Birmingham city centre and surrounding areas and also boasts great transport links in and out of the City.

The property briefly comprises of: Two spacious double bedrooms with master benefiting from built in wardrobes, fitted kitchen and extremely spacious lounge/diner with balcony overlooking the lovely communal gardens to the rear. There is modern bathroom with separate W.C.

The property also benefits from two parking spaces and is offered with no upward chain.

### **General Information**

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 – Approx 146 Years Remaining

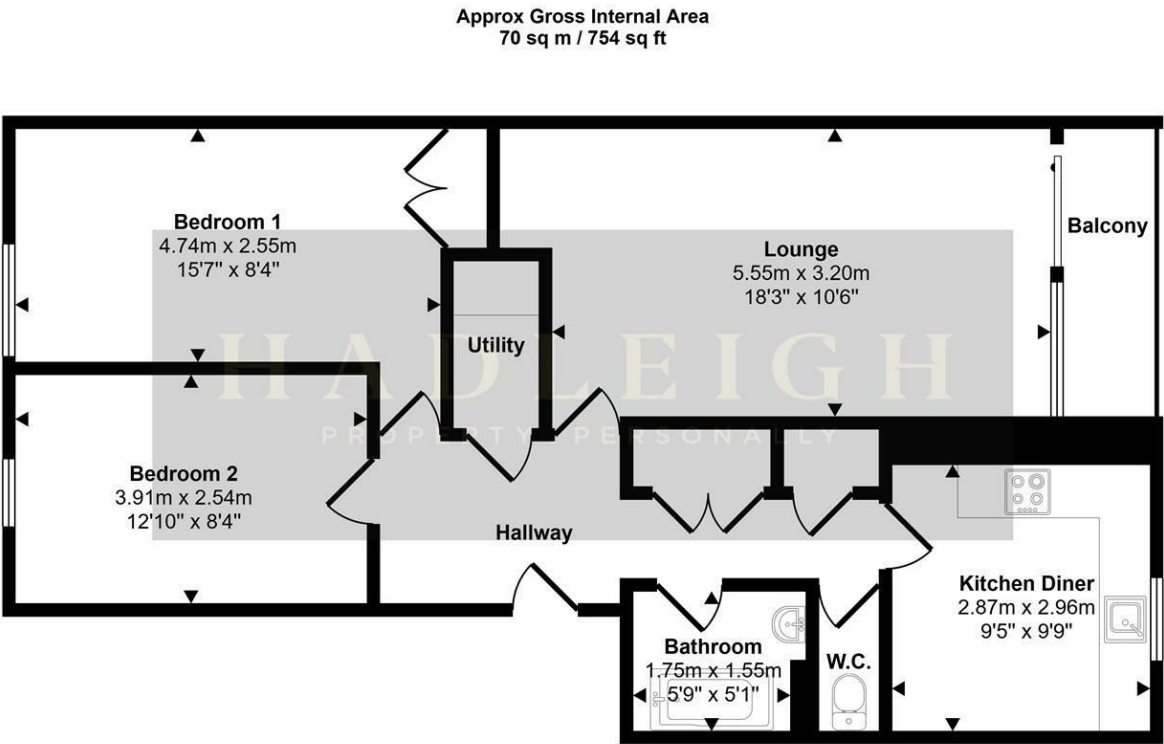
Service Charge – Approx £140.00 PCM

Ground Rent – £45.00 PA

EPC - TBC

Council Tax Band - C

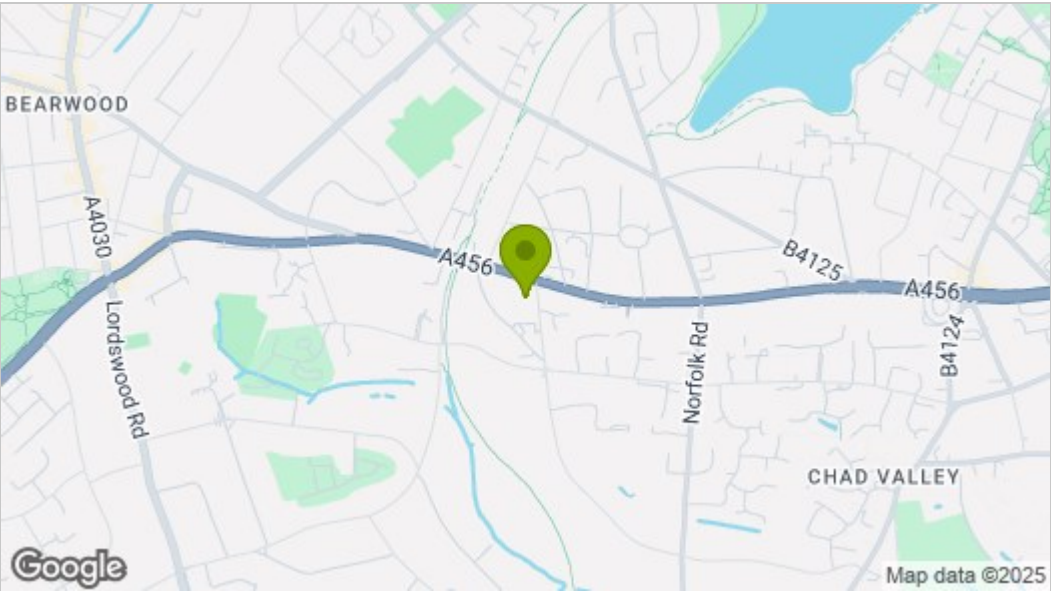
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.

Energy Efficiency Graph

