



26 Wicket Drive, Birmingham, B16 0ND

**Asking Price £160,000**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Located on Wicket Drive, the property offers move in ready accommodation, further benefitting from allocated parking space.

In brief the property comprises of a spacious open plan kitchen, lounge and dining area, with two double bedrooms and modern family bathroom. The property further boasts central heating, double glazing and two Juliet balconies.



## Location

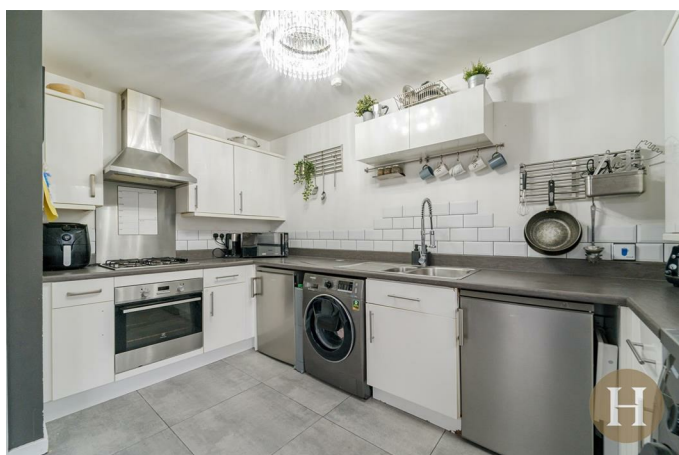


Wicket Drive is conveniently located for easy access to local amenities, nearby schools and leisure centres. Excellent transport links are on offer into Birmingham City Centre, along with nearby Hagley Road giving access to motorway networks. Most notably, Edgbaston Reservoir is a short walk away.

## Hallway

Spacious hallway offering storage cupboard, secure intercom system and ceiling light point.

## Kitchen



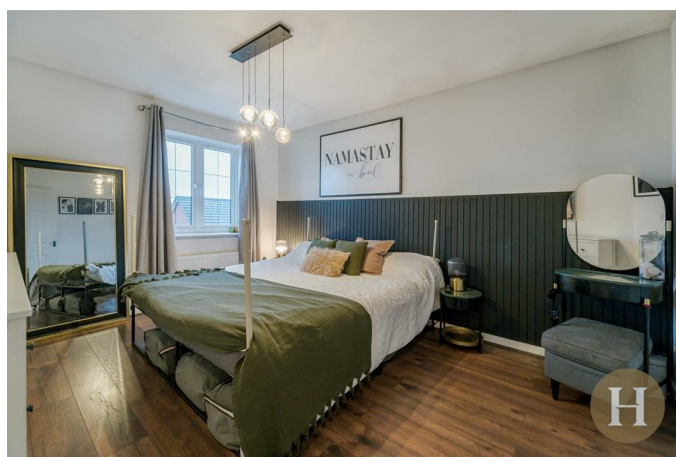
Modern fitted kitchen with a range of base and wall units. Fitted oven, hob and extractor over. Tiled flooring and partially tiled splashbacks, sink and drainer unit along with plumbing for washing machine. Space for undercounter fridge and freezer, ceiling light point and double glazed window.

## Lounge Diner



The lounge and dining area boasts two Juliet balconies, radiator and ceiling light point.

## Master Bedroom



Spacious master bedroom, benefitting from double glazed window, radiator and ceiling light point.

## Bedroom Two



Double bedroom offering double glazed window, radiator and ceiling light point.

## Bathroom



Modern bathroom being partially tiled, fixed bath with mains shower over and handheld attachment. Low level flush WC, hand wash basin, towel radiator, ceiling light point and extractor fan.

### General Information

We have been advised of the following lease information.

Lease remaining: 116 years

Service charge: £1797.48 per annum

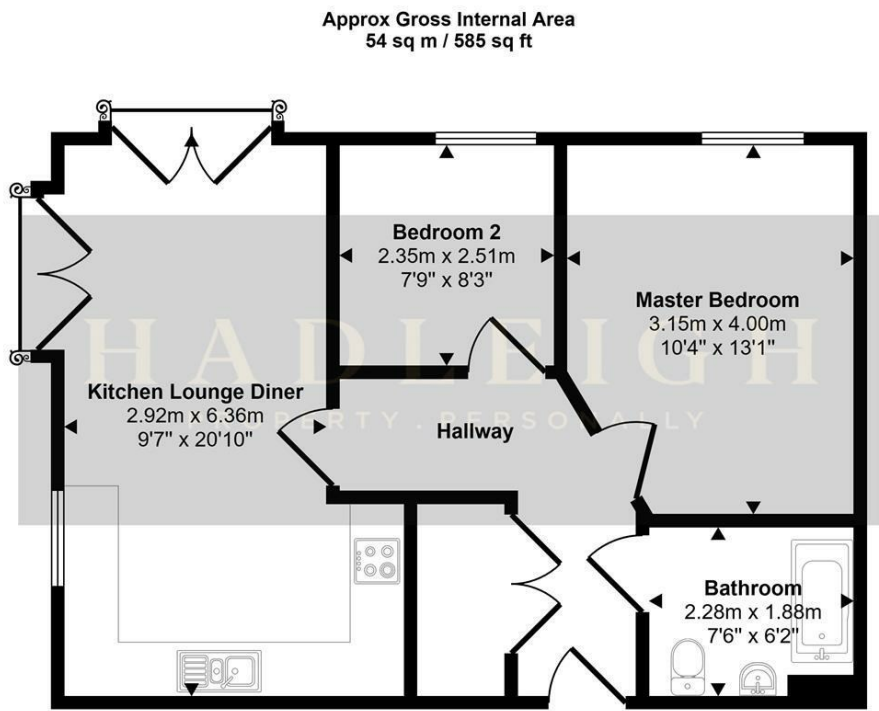
Ground rent: £150

EPC - B

Council Tax Band - E

Hadleigh Estate Agents advise any interested party to confirm the above with their legal representative as cannot be held liable.

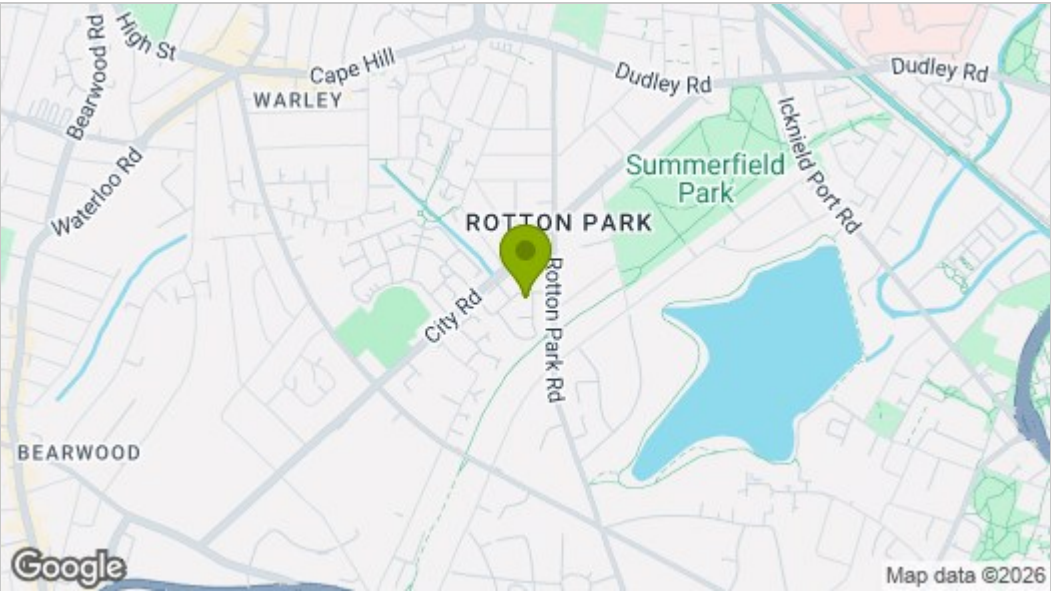
Floor Plan



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

