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460 Bordesley Green East, Stechford, Birmingham  
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LETTINGS AND SALES

**\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS \*\*** A first floor one bedroom apartment close to local amenities and with good access to transport links and Heartlands Hospital. The property also features electric heating and double glazing. Briefly comprising of spacious lounge/diner, fitted kitchen to include a range of wall and base units and integrated electric oven & hob, spacious double bedroom and part tiled bathroom with white suite to include bath with shower over. Other benefits include access to a communal outdoor space.

### Lounge/Diner

**22'9" x 11'5" (6.94m x 3.50m)**

Double glazed dual aspect windows and electric heaters. Spacious lounge/diner with carpet.

### Kitchen

**6'8" x 8'8" (2.04 x 2.65)**

Fitted modern kitchen with a range of wall and base units and integrated electric hob and oven.

### Bathroom

**6'10" x 5'4" (2.10m x 1.64m)**

Part tiled modern bathroom with extractor fan. White suite to include bath with shower over.

### Bedroom

**11'1" x 11'1" (3.38m x 3.40m)**

Double glazed window to side, good sized double bedroom with carpet.

### Tenure - Leasehold

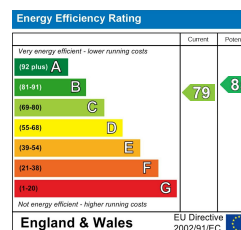
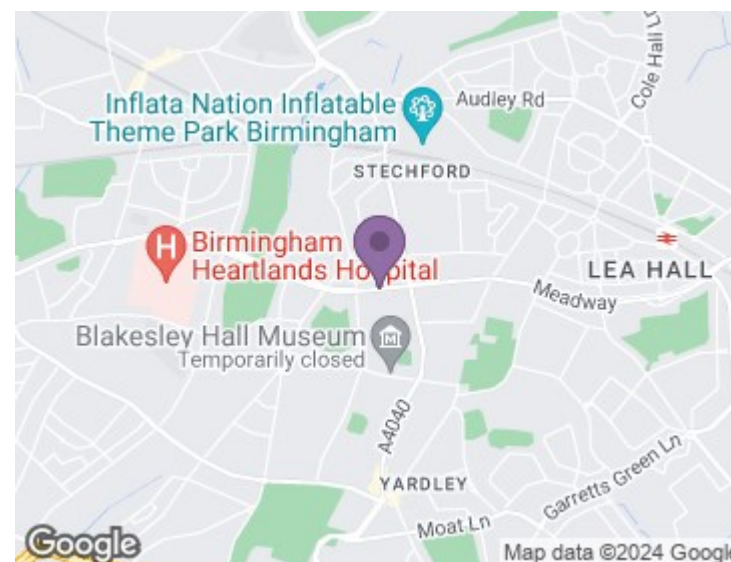
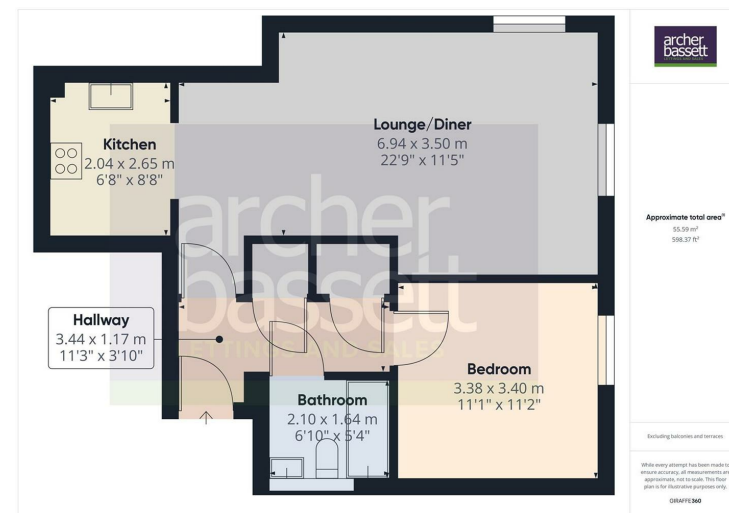
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

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