



£145,000 Offers In Excess Of

8, Exel Drive, Birmingham, B11 3JG

Apartment | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- A Two Bedroom Second Floor Apartment
- Modern Style Throughout
- Open Plan Living/Kitchen
- Ideal Investment Opportunity
- Allocated Car Parking
- Popular Location
- Viewings Highly Recommended
- Double Glazing
- Gas Central Heating
- Secure Intercom Entry System

## Property Description

A Modern Two Bedroom, Second Floor Apartment with Allocated Parking in Tyseley, B11 - Great Opportunity for First Time Buyers or Investment.

## Main Particulars

Location:

Tyseley, B11, is a well-connected residential area in the southern part of Birmingham, known for its mix of traditional homes and local amenities. Situated just a few miles from Birmingham city centre, it offers excellent transport links, including the Tyseley railway station, which provides direct access to the city and surrounding areas. The area is well-served by bus routes and is close to major road networks like the A45, making it convenient for commuters.

Tyseley is home to several local schools, parks, and shopping options, providing a balance of urban convenience and suburban tranquillity.

If purchasing for investment you could expect to receive around £950pcm.

Full Details:

A beautifully presented and modern two-bedroom apartment located on the second floor of Exel Drive, B11.

This property features a bright and spacious living room with double glazed windows, an open-plan fitted kitchen with a range of base cupboards, drawer units, and work surfaces, complemented by matching wall-mounted cabinets.

The kitchen includes a sink and drainer unit with a mixer tap, integrated cooker with electric hob, and space for white goods. The apartment offers a generously sized principal bedroom with room for a dressing area, an additional second bedroom, and a family bathroom. It also benefits from allocated parking and secure intercom access.

Tenure:

We are advised that the property is Leasehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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