



18 Amie Lane, Great Barr
Birmingham, B43 7AF

£180,000

Great Barr

£180,000



Amie Lane is an immaculate contemporary ground floor two bedroom two bathroom apartment in an exclusive development set behind electronically operated gates.

This small select site of only twelve apartments and ten houses is close to all amenities and the M6 motorway.

Entering through a secure communal entrance at the rear of the development which leads through to the ground floor entrance with a hallway leading off to all rooms and also including a storage cupboard.

The master bedroom is generously proportioned and has a large bay window to the rear along with an ensuite fully tiled and featuring a walk-in shower, W.C and a hand wash basin.

Back out to the hallway the second bedroom is the next room on the right hand side and is a versatile room that can be used as a double bedroom or study area with laminate wood flooring and a double glazed window out to the front.

The family bathroom is a modern and fully tiled suite comprising bath with shower over, hand wash basin and W.C.

At the rear of the hallway the property leads into an open plan lounge and kitchen. The lounge area has a cosy sitting area and space for a large sofa, dining table and chairs with laminate wood flooring and an attractive bay window to the fore. The kitchen comprises of a range of wall and base units with space for oven and hob and plumbing for all white goods. Patio doors open out from here to a communal terrace area with an additional free standing storage shed.

An internal viewing is highly recommended at the earliest opportunity.





Property Specification

MODERN AND KEY READY
GROUND FLOOR
MASTER BEDROOM WITH EN-SUITE
OPEN PLAN KITCHEN
PRINCIPAL BATHROOM



Communal Hallway
9' 11" x 3' 8" (3.03m x 1.11m)

Open Plan Lounge and Kitchen
24' 2" x 15' 0" (7.36m x 4.58m)

Master Bedroom
14' 8" x 15' 2" (4.47m x 4.63m)

En-suite
9' 0" x 4' 11" (2.75m x 1.50m)

Bedroom
8' 4" x 7' 11" (2.55m x 2.42m)

Bathroom
7' 2" x 6' 11" (2.19m x 2.12m)



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: C
Tenure: Leasehold - 125 years from 2012
having 113 years remaining
Ground Rent: £245 per annum
Service Charge: £721 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

