



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

66 ARDEN GROVE, LADYWOOD, BIRMINGHAM, WEST  
MIDLANDS, B16 8HQ  
OFFERS IN EXCESS OF £125,000





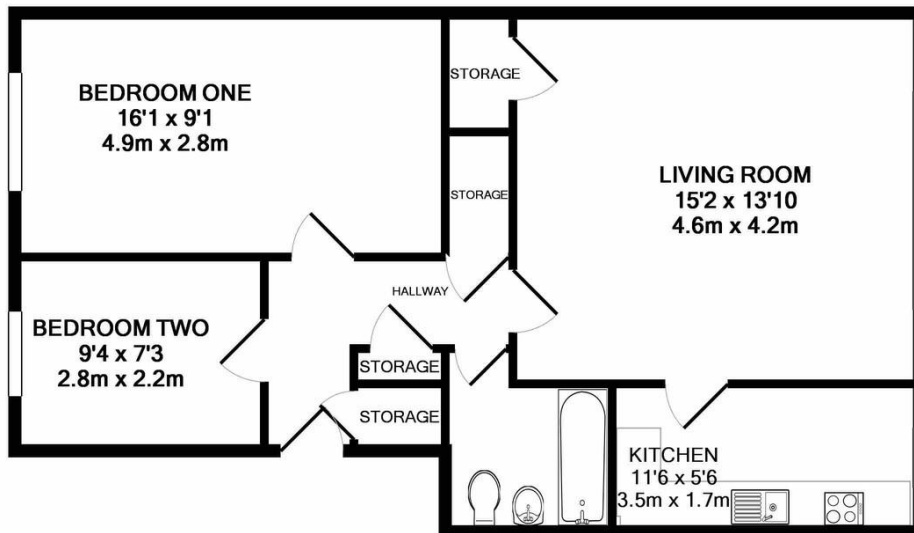


This spacious two bedroom apartment boasts a garage en bloc with internal accommodation of large living room, separate kitchen, double bedrooms, bathroom and ample storage, situated on the ground floor, with secure intercom access and the benefit of double glazing (where specified).

Buyers should be impressed with its location on the cusp of Birmingham city centre, within Arden Grove offering access from Francis Road and aspect on to Ladybank Middleway, offering excellent road links to the city centre and beyond, whilst Five Ways train station is a short walk enabling a connection to New Street and University (for Queen Elizabeth Hospital) stations on the same line.

Buyers should also be intrigued that sympathetic modernisation would significantly enhance the property, including the installation of an electric heating system.

Offered with no upward chain.



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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