

# LIV. 24



- Two Double bedrooms
- Two Bathrooms
- Open Plan
- Double Glazing

26 Wheelys Lane , Birmingham , West Midlands, B15 2DX

Asking Price Of £190,000

Liv 24 is proud to offer this fantastic park central property. Sold with No Chain! TWO DOUBLE BEDROOMS, TWO BATHROOMS!





## Property Description

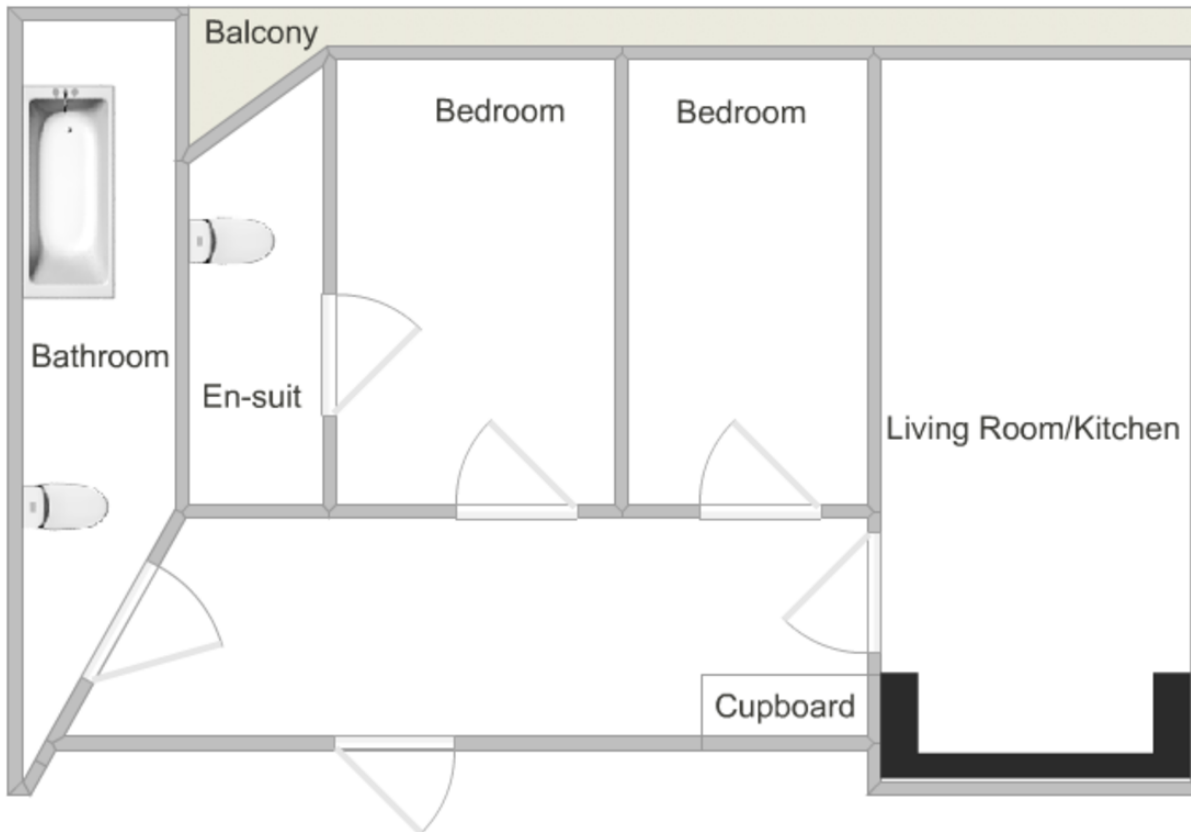
Liv.24 are pleased to offer this first floor two double bedroom apartment on Wheelleys Lane, Park Central. The property is just moments from the exclusive Mailbox and Cube developments. The apartment consists of open plan lounge/diner with a balcony the length of the apartment accessible from the lounge and bedrooms, fitted kitchen, two bedrooms, master with en-suite, modern bathroom with shower and bath. Further benefits include double glazing, intercom system and allocated parking.

£100 ground rent

£480 per quarter service charge

136 year lease





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
	(81-91)	B			(91-91)	B	
	(69-80)	C	76		(89-90)	C	75
	(55-68)	D	78		(85-88)	D	76
	(39-54)	E			(39-54)	E	
	(21-38)	F			(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G		Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

8 Islington Row Middle way, Five Ways, Birmingham B15 1LD

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.