

ENGLANDS



Flat 11 Cheyne Court 99 Greenfield Road

Harborne, Birmingham, B17 0EH

£245,000





PROPERTY DESCRIPTION

A well-presented and much improved attractive ground floor apartment in an excellent period conversion development. Delightful and sought-after location close to amenities. Central heating and double glazing as specified, private entrance hall, good sized living room, fitted kitchen, two bedrooms, bathroom/WC, parking and communal grounds/courtyard area to the rear. **NO CHAIN**

Cheyne Court is very well-situated on Greenfield Road close to Harborne High Street. It is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne leisure centre, as well as the excellent amenities around the High Street and regular transport services leading through to comprehensive city centre leisure, entertainment and shopping facilities.

This popular development is set in landscaped grounds with lawns, trees, shrubs and an archway through to the rear grounds/parking area.

The property itself is approached by a lawned fore garden and pathway at the front of the development, leading to a private entrance. An internal inspection is absolutely essential and thoroughly recommended to fully appreciate the accommodation, which has benefited from a number of improvements including recent double glazing. Comprising in more detail.



Tel: 01214271974

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Panelled entrance door with fan light over leads into:

VESTIBULE

Having tiled floor, radiator, ceiling light point and door through to:

LIVING/DINING ROOM

5.35 max into bay x 5.13 max (17'6" max into bay x 16'9" max)

Having double glazed sash bay window with panelling detail below, overlooking the front elevation, ornate coving to ceiling, ceiling light point set in ceiling rose, ornate wooden fireplace surround with marble-style insert and hearth. Radiator, three wall lights, store cupboard housing the wall-mounted Worcester gas Combi boiler and further overhead storage cupboard.

KITCHEN

2.712 max x 1.78 max (8'10" max x 5'10" max)

Having a range of matching wall and base units, integrated Indesit electric oven with electric hob over, wall-mounted extractor fan, appliance space for washing machine, one and a half bowl stainless steel sink drainer with mixer tap over and part complementary tiling to walls. Wood-effect flooring and ceiling light point.

INNER LOBBY

Having ceiling light point.

BEDROOM ONE

2.8 max x 4.29 max (9'2" max x 14'0" max)

Having double glazed window to the rear elevation, radiator, ceiling light point and ornate coving to ceiling.

BEDROOM TWO

2.98 max x 2.36 max (9'9" max x 7'8" max)

Having double glazed window overlooking the courtyard, radiator and ceiling light point.

BATHROOM

1.97 max x 1.4 max (6'5" max x 4'7" max)

Having panelled bath with wall-mounted electric shower over, side screen, pedestal wash hand basin, low flush WC, radiator, ceiling light point, extractor fan and further shavers socket with integral light. Part complementary tiling to walls and vinyl flooring.

OUTSIDE

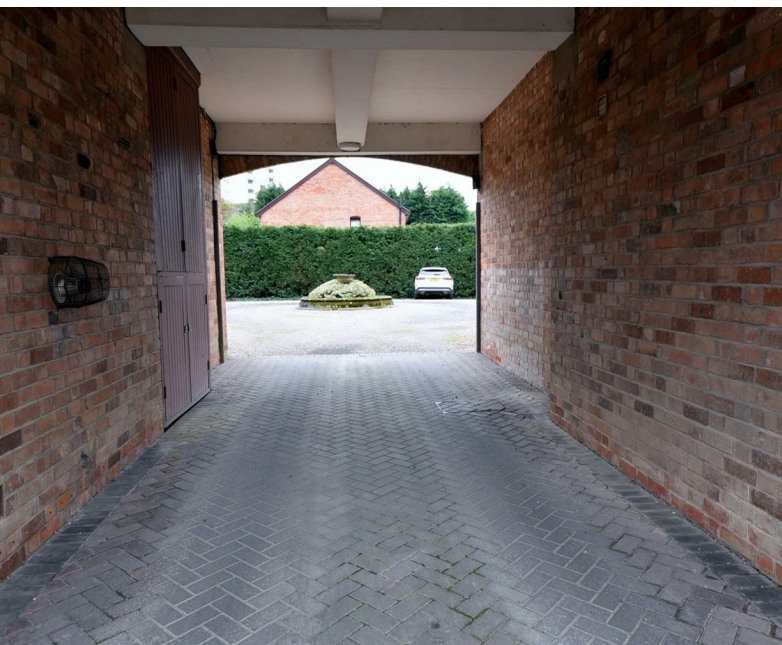
Parking is accessed via an archway to a courtyard.

COUNCIL TAX BAND : D

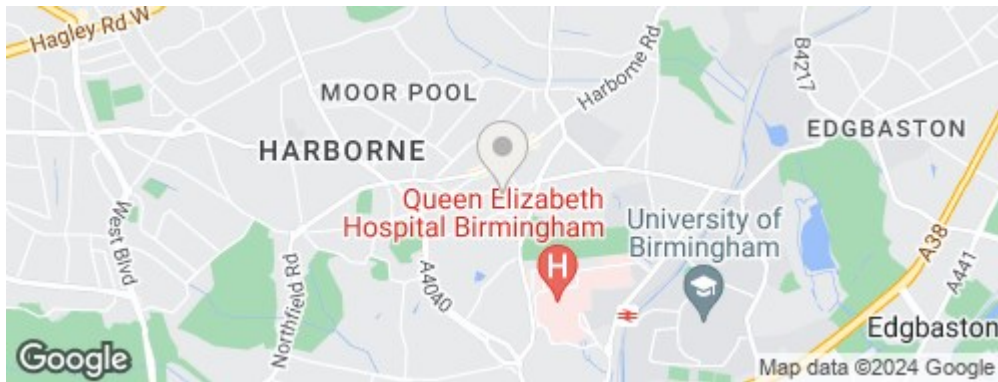
TENURE: Leasehold. We are advised there are 90 years' remaining. There is a service charge payable, currently £2,422 p.a. and a ground rent of £75 p.a.



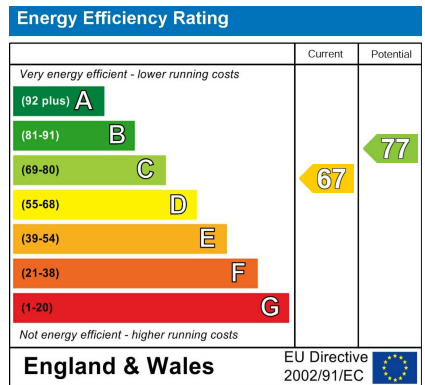
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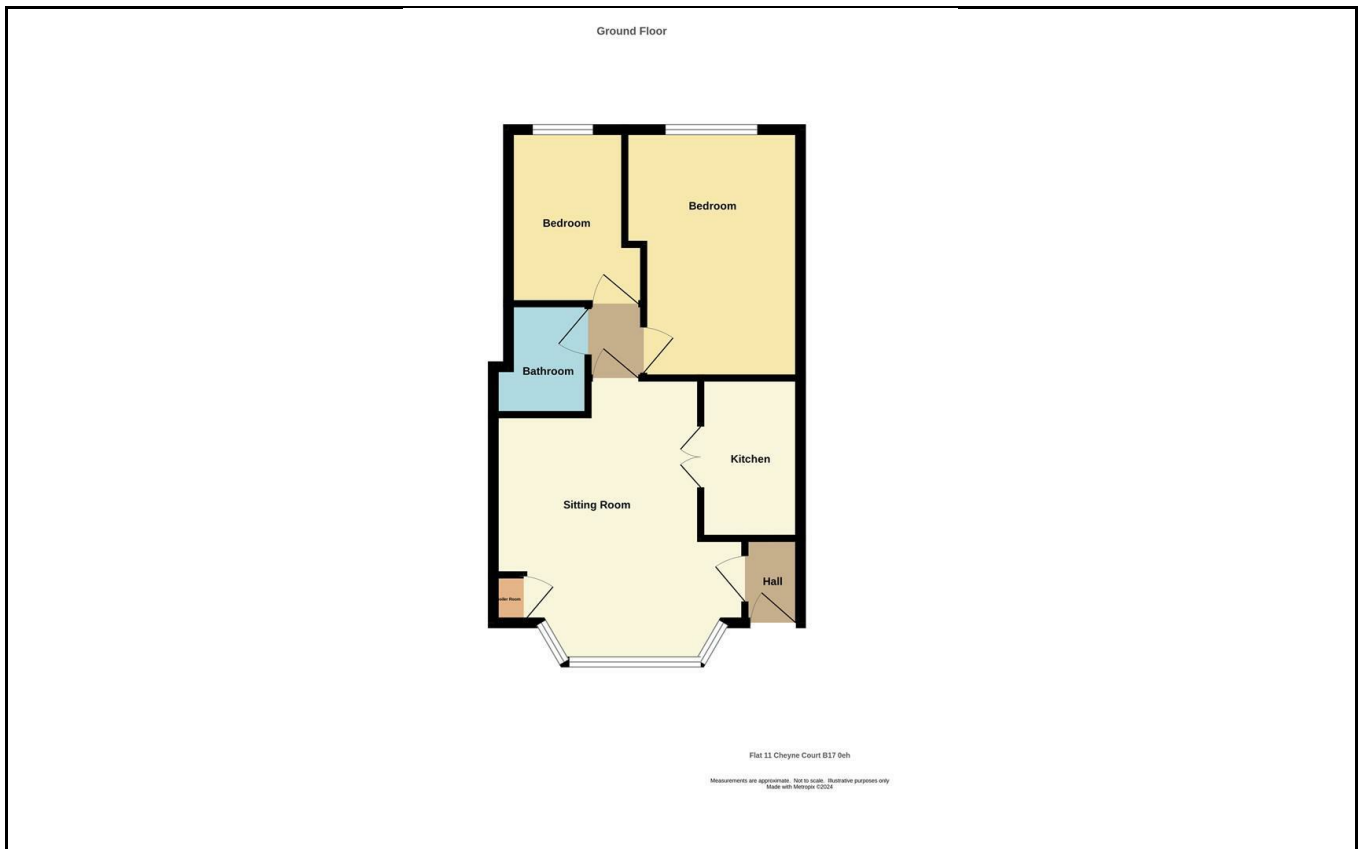
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents

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