

ENGLANDS



Flat 42, 291 Hagley Road

Edgbaston, Birmingham, B16 9LS

£171,000



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PROPERTY DESCRIPTION

An conveniently situated modern second floor apartment with central heating and double glazing, entrance hall, lounge/dining room, fitted kitchen, two bedrooms, bathroom/WC with shower, garage, long lease and no onward chain.

The property is very conveniently situated just off Hagley Road between Holly Road and Manor Road. It is close to regular transport services along Hagley Road leading to comprehensive city centre leisure, entertainment and shopping facilities, also readily accessible to the Queen Elizabeth Medical Centre and Birmingham University, as well as further excellent amenities around Harborne High Street. St Augustines Church and the grounds of Edgbaston Reservoir are also within easy reach.

The development is set in its own communal grounds with lawns, trees, flower borders and some parking facilities. The property itself is approached via a communal entrance hall having security answer phone system. The accommodation can only be appreciated by a full internal inspection and comprises in more detail:

COMMUNAL AREA TO FRONT DOOR

ENTRANCE HALL

Having entrance door, security answerphone, radiator, ceiling light point and built in cloaks/storage cupboard.

Doors interconnecting to:

BEDROOM ONE

13'9" max x 10'4" max (4.21m max x 3.15m max)

Having radiator, double glazed window and ceiling light point.

BEDROOM TWO

7'3" max x 12'0" max (2.21m max x 3.67m max)

Having radiator, double glazed window and ceiling light point.

BATHROOM/WC

6'11" max x 10'4" max (2.12m max x 3.15m max)

Having low flush WC, pedestal basin and bath with shower unit over. Partial tiling to walls and tiled floor, vent and radiator.

LIVING ROOM/DINING

Having double glazed windows on two sides, radiator, ceiling light points, and interconnecting door to:

FITTED KITCHEN

Having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboard below, further base units and appliance space with rolltop work surfaces, wall cupboards, slot in gas cooker with electric hood over, plumbing facilities for washing machine, partial tiling to walls, radiator, double glazed window and "Baxi" gas fired boiler.

OUTSIDE

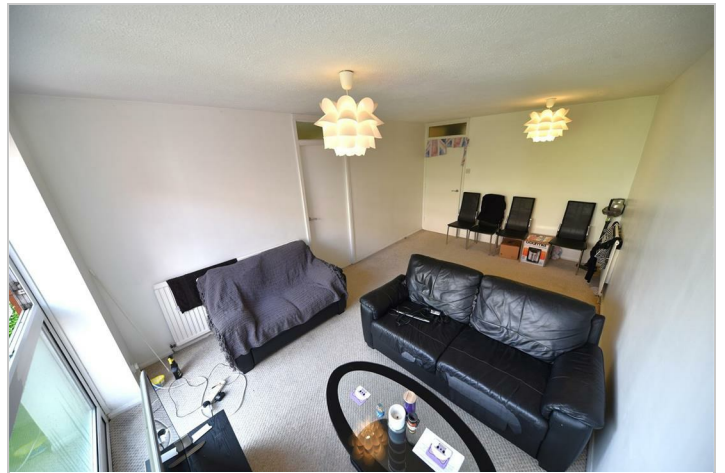
Garage situated in separate block.

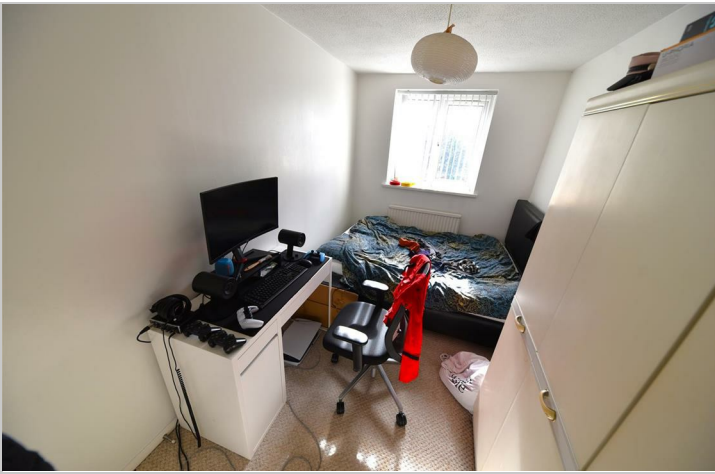
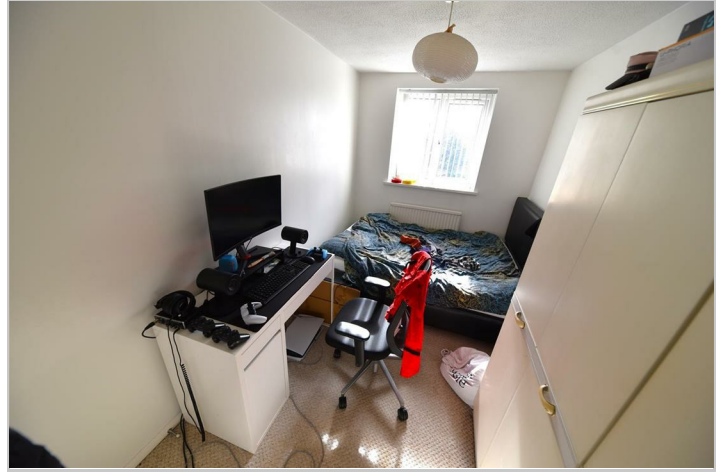
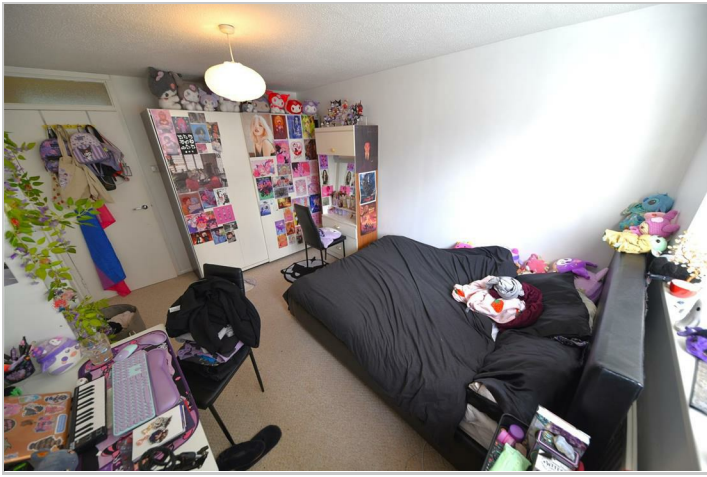
ADDITIONAL INFORMATION

We are advised the lease expires on the 24th of December 2166. (142 years remaining).

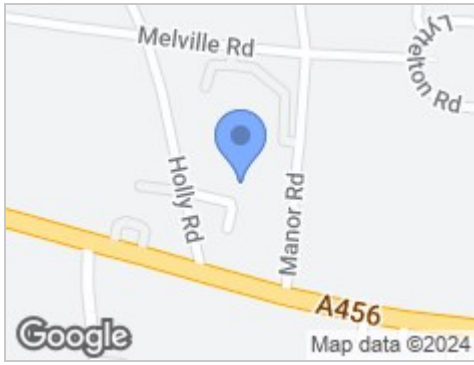
We are also advised a variable service charge is payable and this amounted to £1,225.11 per annum, this includes ground rent and building insurance.

Council Tax Band: C





Road Map



Hybrid Map



Terrain Map



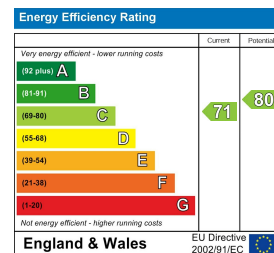
Floor Plan



Viewing

Please contact our **Englands - Harborne Office** on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.