

ENGLANDS



5 Tanners Way

Selly Oak, Birmingham, B29 6GT

£192,000





PROPERTY DESCRIPTION

****ATTENTION INVESTORS - TENANTS IN SITU****

An excellent well situated modern ground floor apartment, close to amenities and including central heating and double glazing as specified, hall with storage, open plan living room/fitted kitchen with appliances, two bedrooms, bathroom/WC with shower, communal grounds and allocated parking.

Cowdray Court is located in Tanners Way, in turn leading off Escelie Way, Arkell Way and Raddlebarn Road and forms part of the Oaks development completed around 2019 on the former site of Selly Oak Hospital. It is readily accessible to the Queen Elizabeth Medical Centre, Birmingham University, Birmingham Dental Hospital and the Royal Orthopaedic Hospital. Also Selly Oak train station, excellence amenities at Harborne and Northfield as well as shopping and eateries along Selly Oak centre, also the two local retail parks: Selly Oak battery park and Selly Oak retail park. Regular transport services run along Bristol Road to further comprehensive City Centre leisure, entertainment and shopping facilities.

It is situated on the ground floor of this low-rise purpose-built block set in landscaped grounds with lawns, trees and parking facilities. Approach is via a communal entrance hall with security answerphone system. An internal inspection is essential to fully appreciate the accommodation which comprises in more detail:





Entrance door with spyhole leading to:

RECEPTION HALL

Having radiator, security answerphone and built-in cloaks storage cupboard.

OPEN PLAN LIVING AREA/FITTED KITCHEN

LIVING AREA

3.36m max x 3.11m max (11'0" max x 10'2" max)

Having double radiator, double glazed window and obscured double glazed access door to the landscaped rear grounds. Open to:

FITTED KITCHEN

3.63m max x 2.30m max (11'10" max x 7'6" max)

Having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboards below, further base units with worktops over and wall cupboards. Integrated oven with gas hob over, splashback and stainless steel hood above. Integrated dishwasher, fridge and freezer with matching style facias, cupboard housing the "logic" gas fired boiler, radiator and double glazed window.

BEDROOM ONE

3.82m max x 2.43m max (12'6" max x 7'11" max)

Having radiator, ceiling light point and double glazed window.

BEDROOM TWO

3.17m max x 2.43m max (10'4" max x 7'11" max)

Having radiator, ceiling light point and double glazed window.

BATHROOM

1.91m max x 1.86m max (6'3" max x 6'1" max)
Having low flush WC, pedestal basin with mixer tap and tiled splashback. Also panelled bath with mixer tap, shower unit over, tiled splashback and side screen. Auto vent and radiator.

OUTSIDE

Communal grounds and allocated parking space.

ADDITIONAL INFORMATION

We are advised the property is leasehold and subject to a ground rent and variable service charge.

992 years remain on the lease. Service charge currently £1068.83 per year. Ground Rent is £150 per year.

Council tax band B.

5 years remaining on NHBC warranty.

The property is tenanted until 15/09/2024.



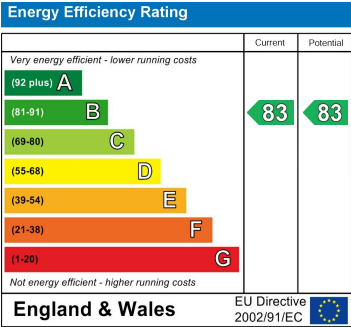
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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