

# ENGLANDS



33 Waterward Close

Harborne, Birmingham, B17 0DP

£120,000





## PROPERTY DESCRIPTION

A well-situated first floor retirement apartment for over 60's at a convenient location close to Harborne High Street. Double glazing and electric heater as specified, hall with cloaks/storage, living/dining room, fitted kitchen, two double bedrooms, shower room/WC and communal grounds/parking.

Guardian Mews is well situated in Waterward Close just off Vivian Road in turn leading between Harborne High Street and Harborne Park Road. It is readily accessible to the excellent shopping and other amenities on and around the High Street also regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. There are also a number of medical centres including the Queen Elizabeth Medical Complex close at hand.

The property itself is situated on the first floor of this two storey low rise purpose built development set in its own landscaped grounds with lawns, trees, flower/shrub borders and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system. The accommodation which includes a CareCall system can only be fully appreciated by an internal inspection and comprises in more detail:-



Tel: 01214271974



Stairs lead to first floor accommodation with entrance door having spy hole leading into:

#### HALLWAY

Having large storage cupboard which houses the electricity meter, ceiling light point, wall mounted storage heater and further storage cupboard housing the water tank.

#### LIVING/DINING ROOM

5.32m max x 3.7m max (17'5" max x 12'1" max)  
Having UPVC double glazed window plus further UPVC double glazed bay window overlooking the front with window seat. Two ceiling light points with ceiling roses, wall mounted electric storage heater, fireplace with inset electric fire. Coving to ceiling.

#### KITCHEN

3.25m max x 1.98m max (10'7" max x 6'5" max)  
Having UPVC double glazed window looking to the front elevation, a range of matching wall and base units, full complementary tiling to walls and floor, circular single bowl sink drainer with mixer tap over, composite work surfaces. Ceiling light point, Expelair ceiling mounted extractor fan, space for cooker, plus further space for fridge freezer.

#### BEDROOM ONE

3.81m max x 2.86m max excl. doorway (12'5" max x 9'4" max excl. doorway)  
Having UPVC double glazed window overlooking the communal garden, wall mounted electric storage heater and fitted wardrobes plus overhead cupboards. Ceiling light point with ceiling rose and coving to ceiling.

#### BEDROOM TWO

3.38m max x 2.75m max (11'1" max x 9'0" max)  
Having UPVC double glazed sliding doors to Juliet balcony which overlooks the communal gardens, coving to ceiling, ceiling light point and wall mounted electric storage heater.

#### SHOWER ROOM/WC

1.98m max x 1.97m max (6'5" max x 6'5" max)  
Having corner shower cubicle with wall mounted electric shower, ceiling light point, low flush WC, wash hand basin fitted into vanity storage unit and further wall mounted storage cupboard. Extractor fan, wall mounted electric fan heater and wall mounted shavers mirror with shaver point. Tiled floor and further wall mounted mirrored cabinet.

#### OUTSIDE

Delightful well maintained secured communal garden with a range of established shrubs and trees.

Communal parking.

#### ADDITIONAL INFORMATION

TENURE: We are advised the property is leasehold with approximately 62 years remaining.

There is a variable service charge of £196.54 per calendar month.

COUNCIL TAX BAND: B



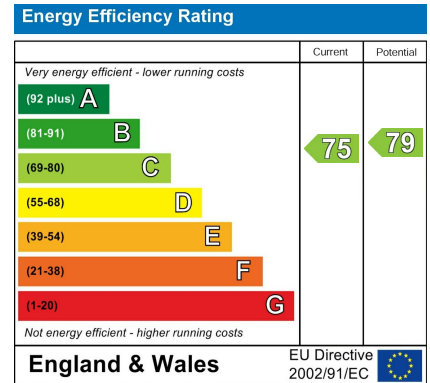
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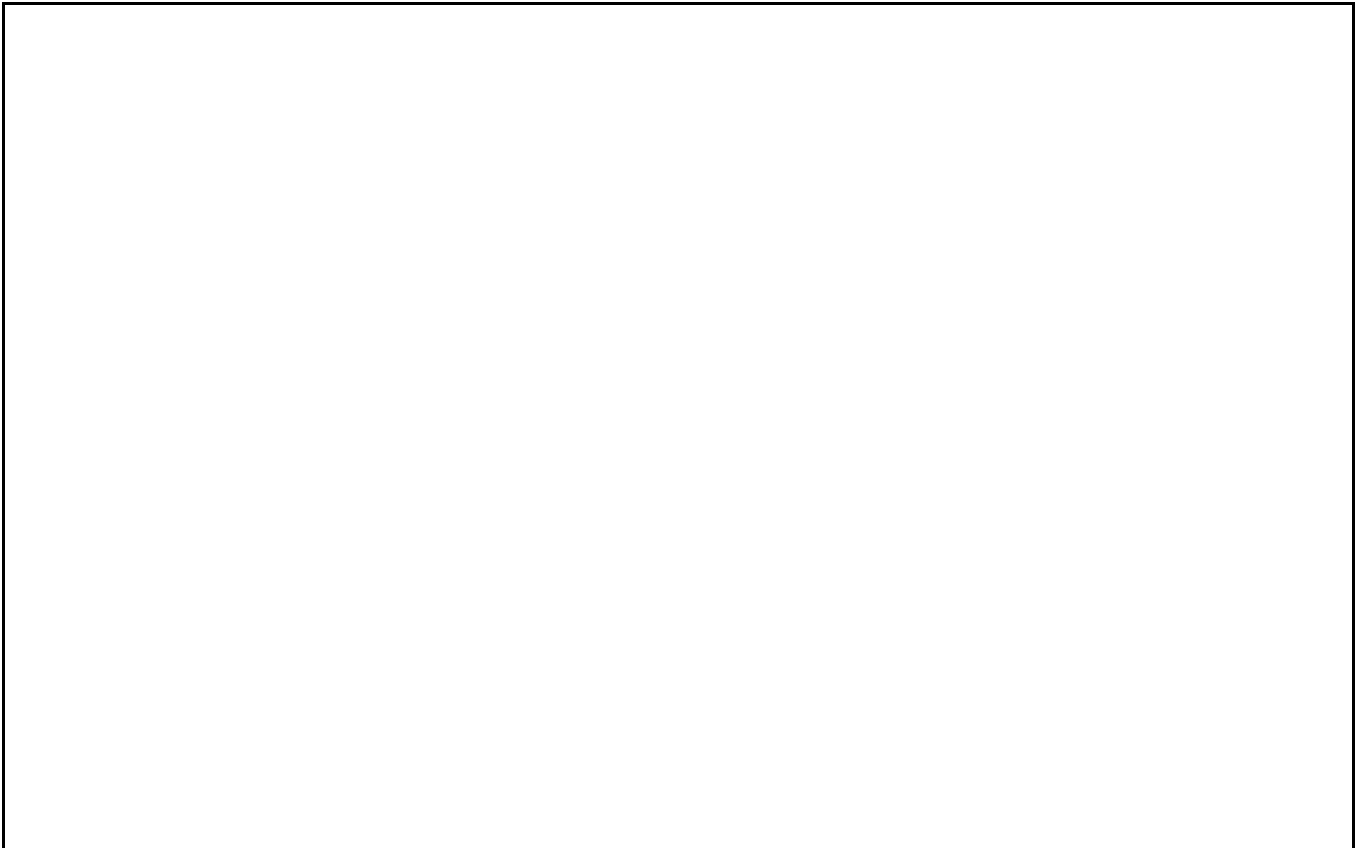
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

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