

ENGLANDS



1c Lords Lordswood Road

Harborne, Birmingham, B17 9RP

£200,000





PROPERTY DESCRIPTION

First floor apartment set in a purpose built development just off Harborne High Street. Having two bedrooms, one with en suite, further bathroom, lounge/dining room with Juliet balcony, fitted kitchen and allocated parking space.

The Lords development is well situated at the junction of Lordswood Road and Harborne High Street. It is close to excellent amenities on the High Street, also Harborne leisure centre and regular transport services to comprehensive city centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital and Birmingham University.

The Lords is set in its own grounds having vehicular and pedestrian access from Lordswood Road via electronically operated gates. Access to the accommodation is obtained via a communal entrance door with security answerphone system from either Lordswood Road or with a further rear communal door access from the car park area - a staircase affords access to the floors. An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:





HALLWAY

Having radiator, recessed ceiling spotlights, security answerphone, useful storage cupboard, further storage cupboard housing the Mega Flow unvented cylinder water heater and Heatrae Sadia electric boiler.

LOUNGE/DINING ROOM

5.03 max x 3.23 excl. doorway (16'6" max x 10'7" excl. doorway)

Having wood-style flooring, double glazed UPVC doors opening onto Juliet balcony overlooking the front, recessed ceiling spotlights and radiator.

KITCHEN

2.63 max x 2.25 max (8'7" max x 7'4" max)

Kitchen having wood-style flooring, a range of matching wall and base units, integrated appliances include fridge, Zanussi dishwasher and washer dryer.

In addition integrated Zanussi electric hob plus Zanussi electric oven and wall-mounted Zanussi extractor fan. 1 1/2 bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window overlooking the front elevation, wood-effect work surfaces, recessed ceiling spotlights and part complementary tiling to walls.

BEDROOM ONE

4.7 max into doorway x 3.622 max (15'5" max into doorway x 11'10" max)

Having two double glazed UPVC windows to the front, ceiling light point, fitted wardrobes, radiator and door through to:

ENSUITE SHOWER ROOM

having tiled floor, shower cubicle, recessed ceiling spotlights, extractor fan, low flush WC, part complementary tiling walls, pedestal wash hand basin with mixer tap over and wall-mounted mirrored front medicine cabinet.

BEDROOM TWO

3.63 max x 3.22 max (11'10" max x 10'6" max)

Having UPVC double glazed doors opening to Juliet balcony to the front, fitted wardrobes, ceiling light point and radiator.

BATHROOM

2.04 max x 1.92 max (6'8" max x 6'3" max)

Having panel bath with wall mounted shower over, part complementary tiling to walls, tiled floor, pedestal wash hand basin with mixer tap over, low flush WC, radiator, recessed ceiling spotlights, extractor fan and wall-mounted light incorporating shaver point.

OUTSIDE

Electronic gates lead to the car parking area where there is an allocated space for the apartment. There is a secure bike storage area.

ADDITIONAL INFORMATION

TENURE: Leasehold, with 103 years remaining.

Variable service charge = £2,300 per year.

Annual ground rent £150.00

COUNCIL TAX BAND: D



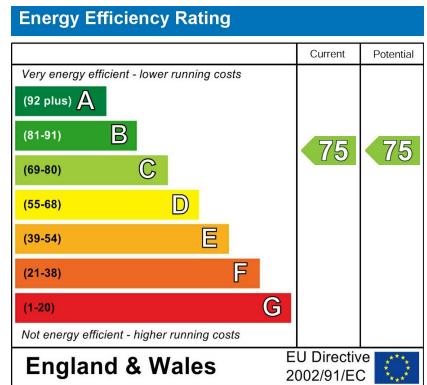
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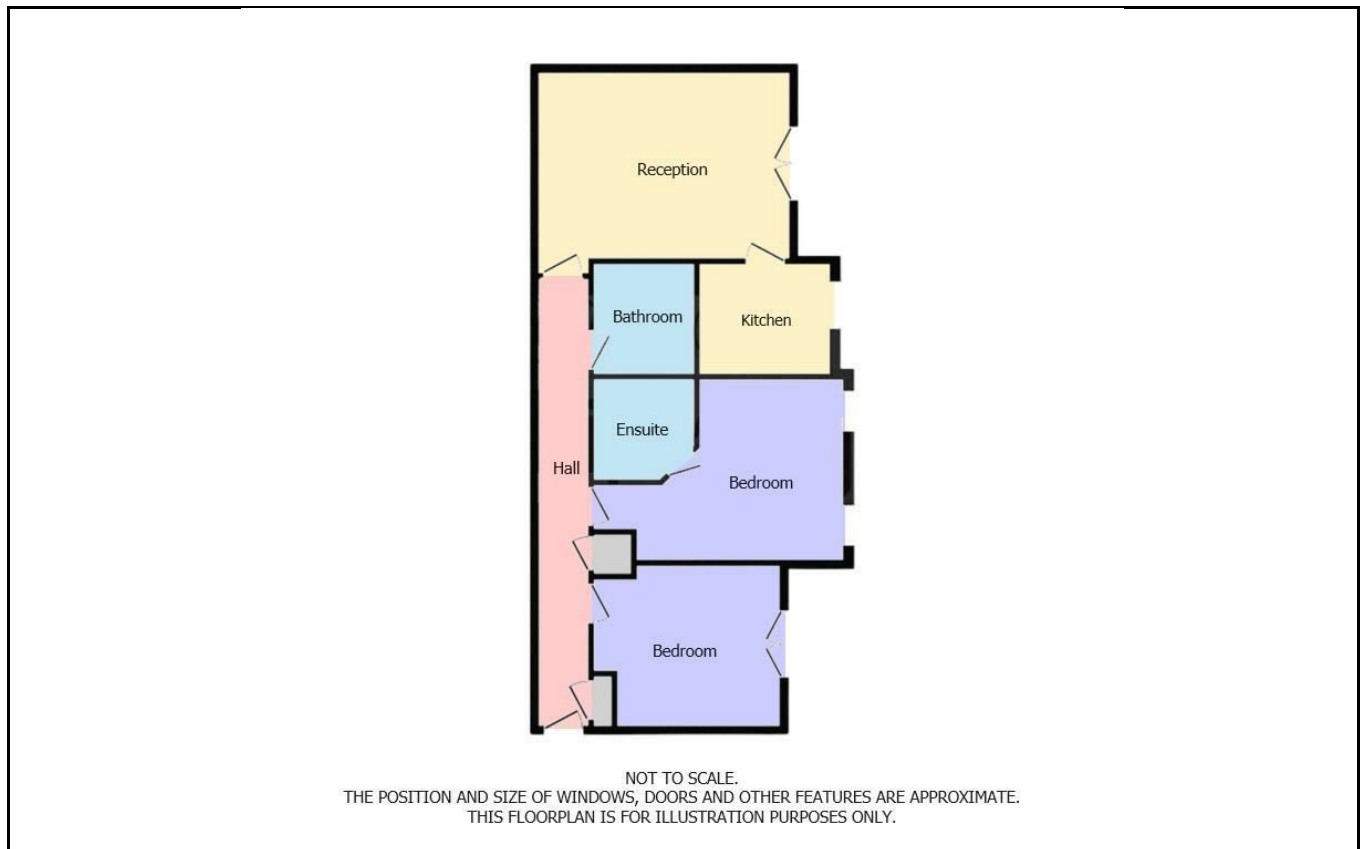
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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