

ENGLANDS



50 Walmead Croft

Harborne, Birmingham, B17 8TH

£110,000





PROPERTY DESCRIPTION

CASH BUYERS ONLY DUE TO LOW LEASE. NO CHAIN. A well situated second floor (top) flat in pleasant grounds and requiring some general improvement. Central heating and double glazing as specified, hall with storage, living room, fitted kitchen, two bedrooms and shower room/WC. Also includes a garage in a separate block.

Walmead Croft is conveniently situated just off Winchfield Drive, in turn leading between Hagley Road West and Sir Richards Drive. It is close to the delightful grounds of Lightwoods Park, also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham, Harborne Leisure Centre, excellent amenities around Harborne High Street, as well as regular transport services along Hagley Road West through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is situated on the second floor of this three-storey low-rise block, set in delightful mainly lawned landscaped grounds with flower borders, trees, shrubs and some communal parking facilities.

Approach is via a communal entrance hall with security answerphone system and stairs leading to the first and second floors.

The accommodation can only be appreciated by an internal inspection and comprises in more detail:



Tel: 01214271974



Entrance door leads into communal hallway with stairs rising to the upper floors.

Useful storage cupboard located adjacent to the entrance. Property entrance door with spy hole leads into:

HALLWAY

Having radiator, ceiling light point, security answer phone and good sized storage cupboard.

LOUNGE/DINING ROOM

5.19m max into doorway x 4.69m max (17'0" max into doorway x 15'4" max)

Having large UPVC double glazed window overlooking the grounds, two ceiling light points and two radiators.

KITCHEN

4.38m max x 2.69m max (14'4" max x 8'9" max)

Having matching wall and base units, Beko gas cooker, stainless steel sink drainer, two ceiling light points, plumbing for washing machine and vinyl flooring. UPVC double glazed window, cupboard housing the wall-mounted Potterton gas Combi boiler. Two further storage cupboards, one housing the obsolete warm air central heating unit.

BEDROOM ONE

4.01m max x 3.12m max (13'1" max x 10'2" max)

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

BEDROOM TWO

3.39m max x 3.17m max (11'1" max x 10'4" max)

Having UPVC double glazed window to the front, radiator and ceiling light point.

SHOWER ROOM

2.39m max x 1.76m max (7'10" max x 5'9" max)

Having shower cubicle with wall-mounted electric shower, complementary tiling to walls, pedestal wash handbasin with mixer tap over and low flush WC. Radiator, further heated towel rail style radiator, ceiling light point, UPVC double glazed obscured window, wall-mounted mirrored cabinet and tile effect flooring.

OUTSIDE

Garage situated in nearby block.

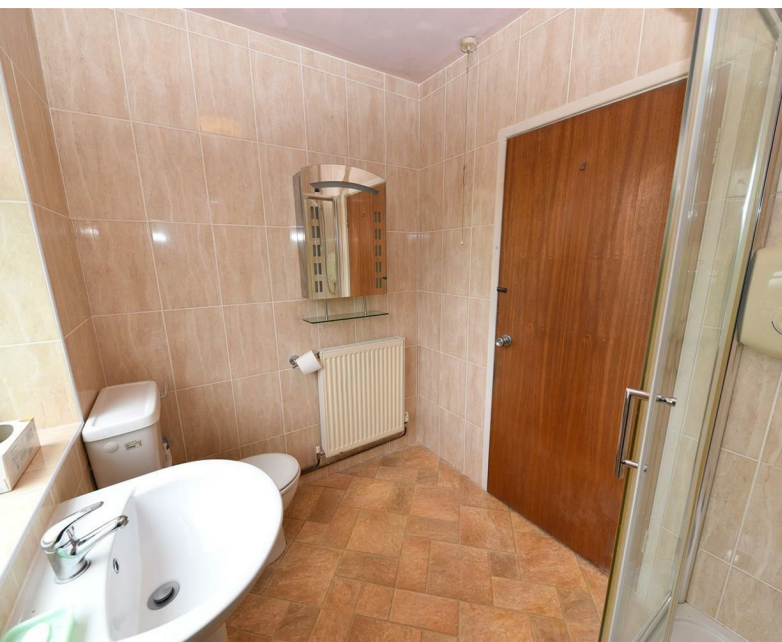
ADDITIONAL INFORMATION

TENURE: LEASEHOLD

We are advised that there are 39 years remaining on the current lease and subject to an escalating ground rent currently £30 per annum, and rising to £40 per annum for the final 30 years.

A variable service charge is also payable which we are advised currently amounts to £1,500 per annum.

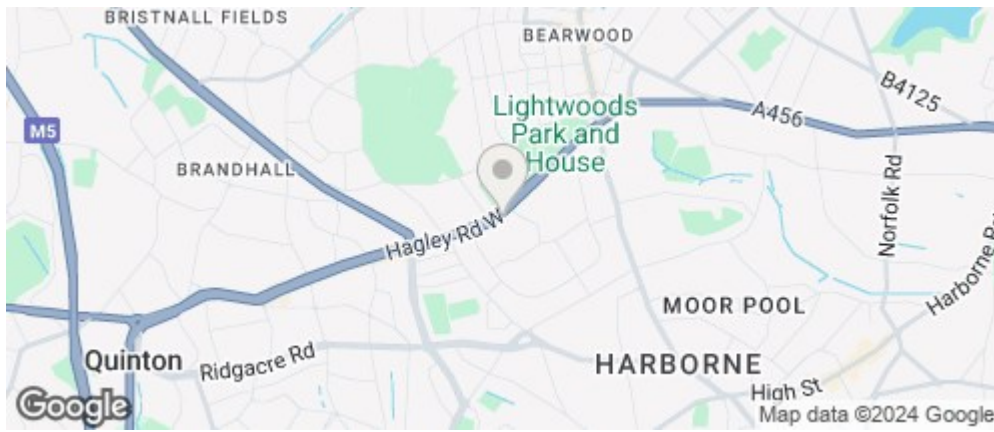
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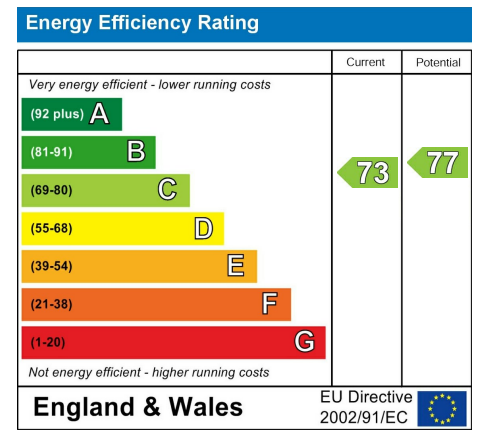
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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Misrepresentation Act 1967

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