

ENGLANDS



Flat 2 Cheyne Court 99 Greenfield Road

Harborne, Birmingham, B17 0EH

£250,000





PROPERTY DESCRIPTION

An attractive and improved ground floor apartment with private entrance in an excellent period conversion development. Delightful and sought after location close to High Street amenities. Central heating and double glazing as specified, private entrance hall, good sized living room, fitted kitchen area, two bedrooms, bathroom/WC with shower, parking and communal grounds/courtyard area to the rear.

Cheyne Court is very well situated on Greenfield Road close to Harborne High Street. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as the excellent amenities around the High Street, also regular transport services leading through to a comprehensive City Centre leisure, entertainment and shopping facilities.

The development itself is set in delightful landscaped grounds with lawns, trees, shrubs and tunnel entrance through to the rear grounds/parking area. The property itself is at the front of the development and is setback from the road behind a lawned area with pathway approach.

An internal inspection is essential and recommended to fully appreciate the accommodation, which comprises in more detail:



Tel: 01214271974

Flat 2 Cheyne Court 99 Greenfield Road



PRIVATE ENTRANCE HALL

Having entrance door with fan light over, radiator, tiled floor and further door opening to:

LIVING ROOM

5.11m max to bay x 3.96m max (16'9" max to bay x 12'11" max)

Having white ornate fire surround with raised marble style hearth, front double glazed sash style bay window and radiator. Picture rail, ornate coving, wood laminate style flooring, wall light points, ornate ceiling rose, access door to the inner hall and built in cupboard housing the "Ferrol" gas fired boiler. Side opening to:

FITTED KITCHEN AREA

2.69m max x 1.40m max (8'9" max x 4'7" max)

Having inset single drainer sink top with mixer tap, further base units and appliance space with worktops over and wall cupboards. Plumbing facility for washing machine, partial tiling to walls, integrated oven with electric cooker hob over and hood above. Wood laminate style flooring.

INNER HALL

With wood laminate style flooring. Leading off is:

BEDROOM ONE

4.27m max x 2.77m max (14'0" max x 9'1" max)

Having radiator, double glazed rear window, picture rail and coving.

BEDROOM TWO

3.09m max x 2.48m max (including doorway area) (10'1" max x 8'1" max (including doorway area))

Having radiator and double glazed rear window.

BATHROOM

1.69m max x 2.00m max (both including bath area) (5'6" max x 6'6" max (both including bath area))

Having panelled bath with mixer tap shower unit over and curved side screen. Vanity style wash hand basin with mixer tap and cupboard below, towel radiator, tiled floor, tiling to walls and ventilator.

OUTSIDE

Approached through a tunnel entry is an attractive communal garden and courtyard area with lawn borders and providing parking facilities.

ADDITIONAL INFORMATION

Council tax band: D.

Tenure: Leasehold.

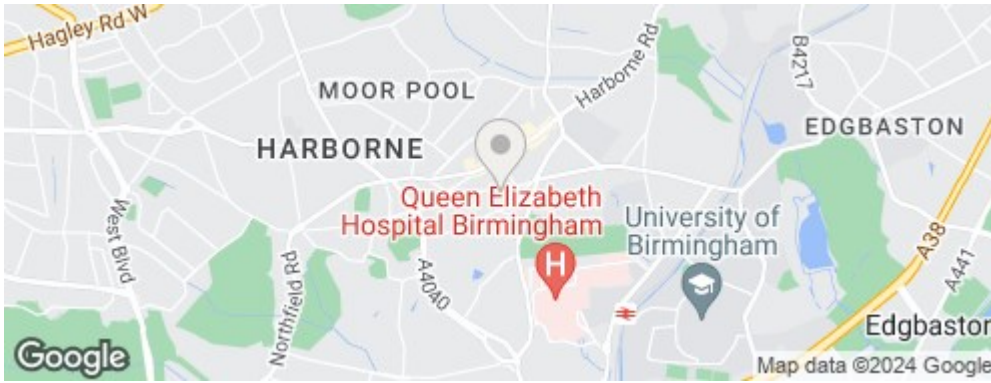
We are advised there are 90 years remaining on the lease. There is a service charge payable, currently £2,422.56 per annum. Ground rent to be confirmed.



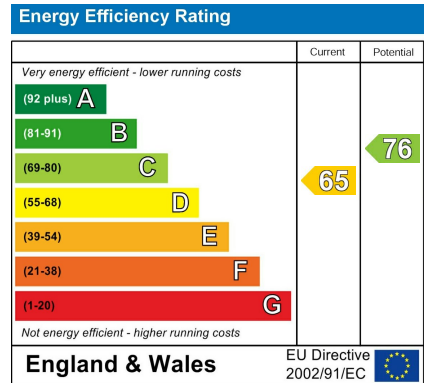
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than

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.