

ENGLANDS



Wilsford Green 8 Oak Hill Drive

Edgbaston, Birmingham, B15 3UG

£142,000





PROPERTY DESCRIPTION

An improved and well situated ground floor apartment in a delightful and convenient tree lined location. Central heating and double glazing, reception hall with storage, fitted kitchen, lounge/dining room, inner hall with storage, two bedrooms, re-fitted shower room and separate WC, also garage in block. **CASH BUYERS ONLY DUE TO SHORT LEASE. NO CHAIN.**

Wilsford Green is very well situated in Oak Hill Drive, in turn leading off Hawthorne Road and Harborne Road. It is close to local shops in Chad Square, also regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street.

The property itself is situated on the ground floor of this low rise three-storey purpose-built block, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system.

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





RECEPTION HALL

Having entrance door with spy hole, security answerphone and built-in shelved cupboard.

FITTED KITCHEN FRONT

3.91m max x 3.50m max (12'9" max x 11'5" max)
Being L-shaped and having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboards below, further base units and appliance spaces with worktops over and wall cupboards. "Vaillant" gas fired boiler, cooker hood, plumbing facilities for dishwasher and washing machine, partial tiling to walls and tiled floor, also double glazed window.

LOUNGE/DINING ROOM REAR

6.55m max x 3.49m max (21'5" max x 11'5" max)
Having wood style laminate flooring, coving to ceiling, double glazed window and French doors to the landscaped grounds, radiator and part glazed door to:

INNER HALL

Having wood style laminate flooring and built in storage cupboards.

BEDROOM ONE REAR

3.51m max x 4.10m max (11'6" max x 13'5" max)
Having wood style laminate flooring, radiator and double glazed window.

BEDROOM TWO FRONT

3.51m max x 2.74m max (11'6" max x 8'11" max)
Having wood style laminate flooring, double glazed window and radiator.

RE-FITTED SHOWER ROOM

Having a vanity style wash hand basin with mixer tap and drawers below, separate fully tiled shower cubicle with drench style shower-head, tiling to walls and floor, double glazed window and vertical towel radiator.

SEPARATE WC

Also refitted and having low flush WC, partial tiling to walls, double glazed window and tiled floor.

OUTSIDE

Garage situated in separate block.

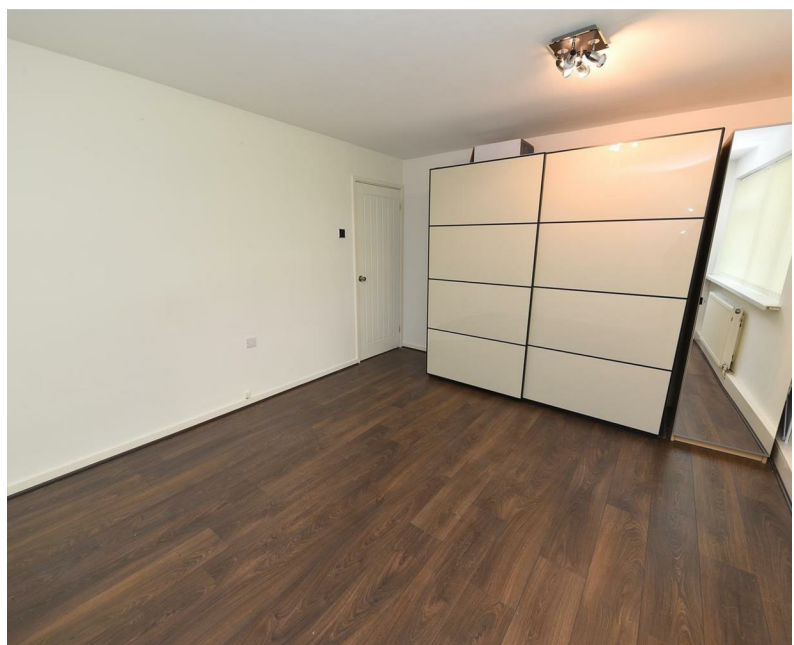
ADDITIONAL INFORMATION

We are advised that the property is leasehold for a term of 99 years from 25th March 1966 and subject to a ground rent of £48 and a variable service charge of £1260.94 per half year.

Council tax band: C.



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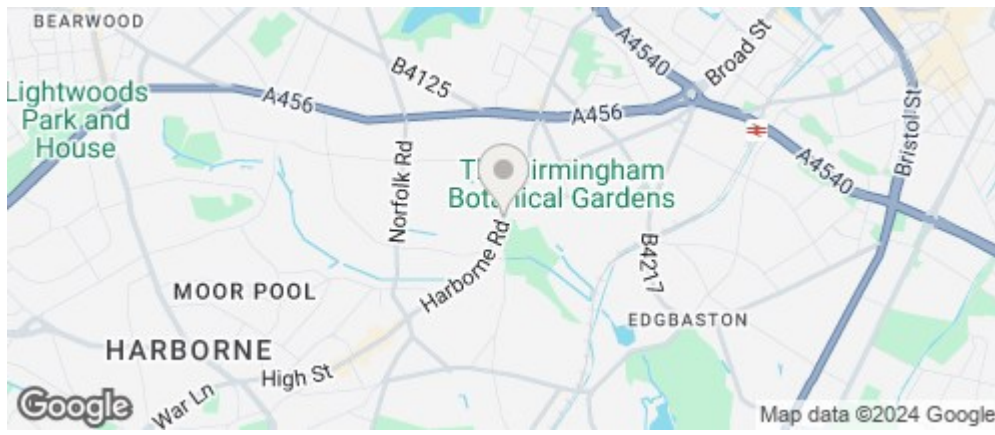




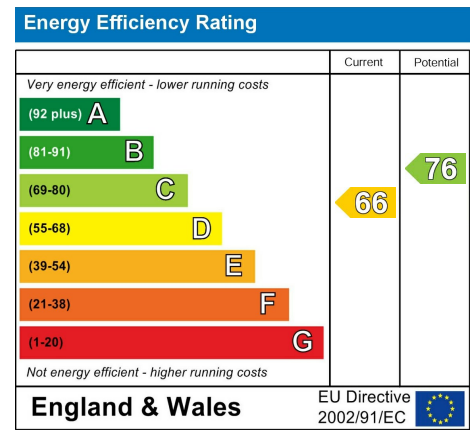
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“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 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 agents 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 when specific written confirmation has been requested.”

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