

ENGLANDS



29 Wilsford Green 4 Oak Hill Drive

Edgbaston, Birmingham, B15 3UG

£225,000





PROPERTY DESCRIPTION

A well-located and spacious second (top) floor apartment in a delightful and convenient tree lined location. Central heating, reception hall with storage, fitted kitchen, lounge/dining room, inner hall with storage, two bedrooms, bathroom/WC, also garage in separate block. Plus the property benefits from an extended 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 and regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street.

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



29 Wilsford Green 4 Oak Hill Drive



The property itself is situated on the second 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 and stairs lead to the second floor.

HALLWAY

Having entrance door with spy hole, security answerphone, ceiling light point and useful built in storage cupboard housing electric meter. Leading into:

KITCHEN

3.54m max x 4.01m max (11'7" max x 13'1" max) Having tiled flooring, a range of matching wall and base units with wooden style worktop over, cupboard housing Ferroli boiler, and UPVC double glazed window. Plumbing for washing machine, integrated Lamona dryer, integrated fridge and freezer, Leisure cookmaster range cooker with five ring gas hob and electric ovens, three ceiling light points and radiator.

RECEPTION/DINING ROOM

6.55m max x 3.50m max (21'5" max x 11'5" max) Having radiator, two ceiling light points, two UPVC double glazed windows and coving to ceiling.

INNER LOBBY

Having two ceiling light points and large built-in storage cupboard.

BATHROOM

2.75m max x 1.97m max (9'0" max x 6'5" max) Having panelled bathtub with mixer tap over and wall mounted towel rail radiators. Base storage units with worktop over also adjoining a low flush WC with concealed cistern and vanity style unit incorporating inset hand wash basin with mixer tap. Ceiling light point, coving to ceiling, UPVC obscured double glazed window, shower cubicle with wall mounted drench shower head and telescopic shower head, tiled flooring and tiling to walls.

BEDROOM ONE REAR

3.52m max x 4.09m max (11'6" max x 13'5" max) Having radiator, UPVC double glazed window overlooking grounds, ceiling light point, built in wardrobe with sliding mirrored doors and coving to ceiling.

BEDROOM TWO FRONT

3.54m max x 2.76m max (11'7" max x 9'0" max) Having radiator, UPVC double glazed window, ceiling light point and coving to ceiling.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

Council Tax Band: C

We are advised that the property is leasehold for a term of 139 years (TBC), and a variable service charge of £1260.94 per half year (TBC).



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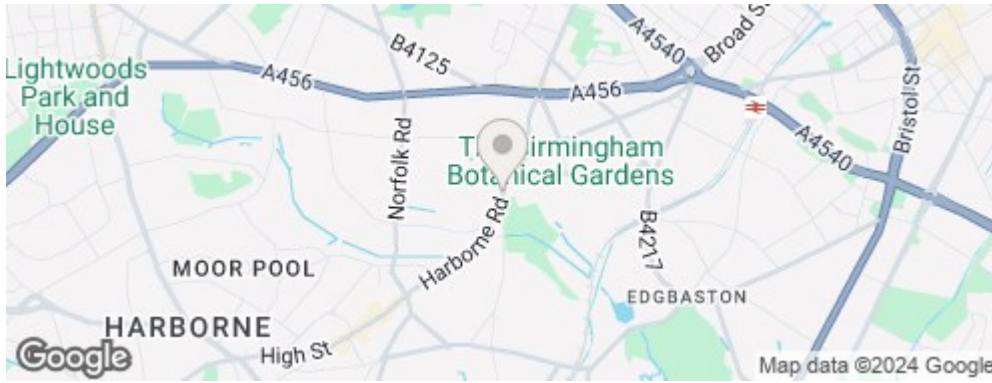




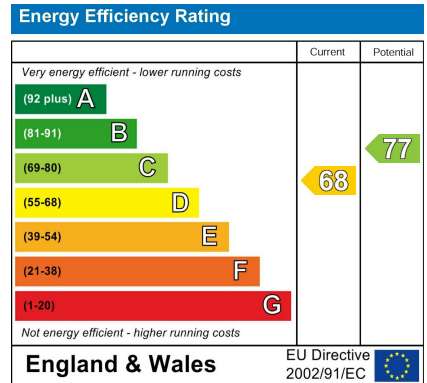
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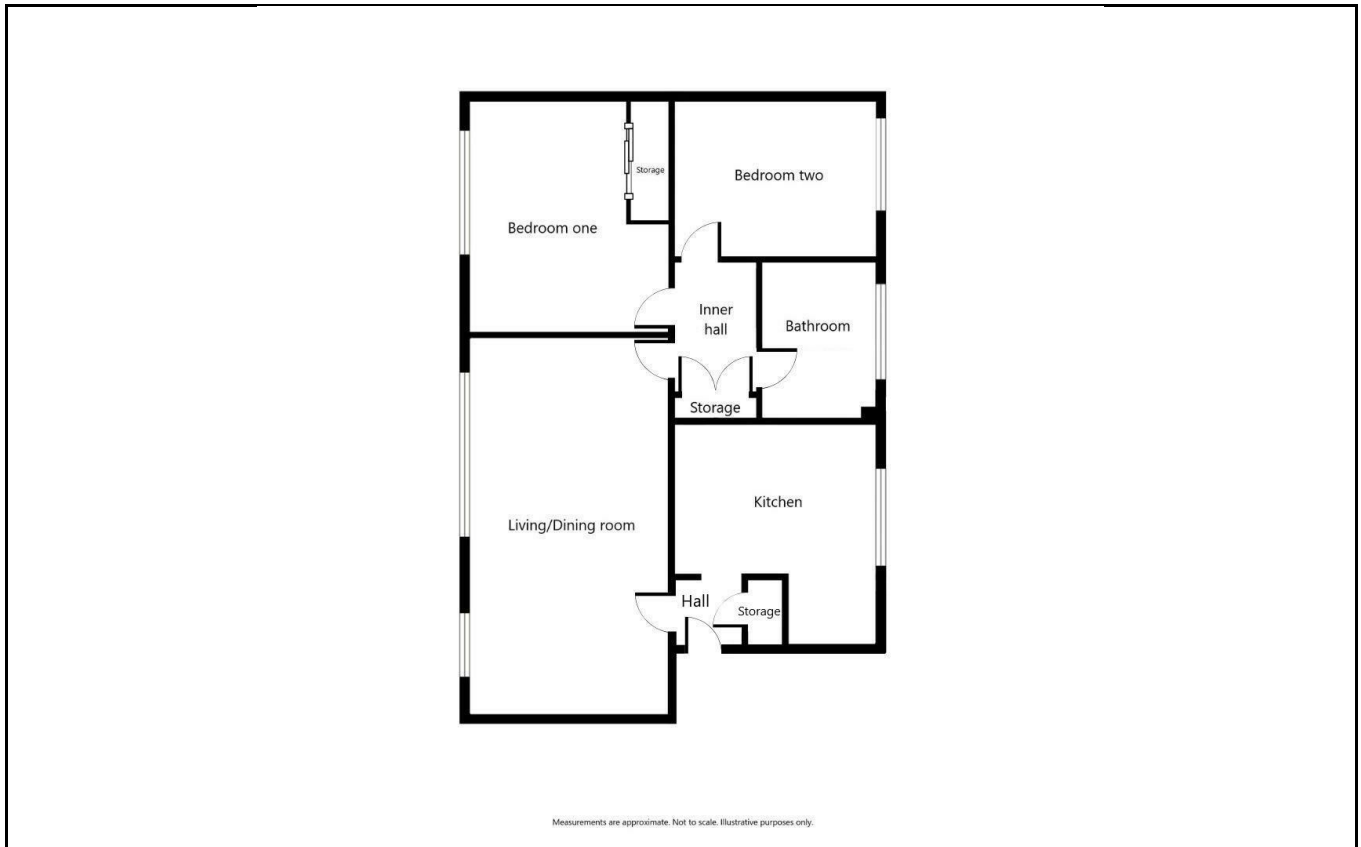
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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

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Misrepresentation Act 1967

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