

# ENGLANDS



6 Oak Hill Drive

Edgbaston, Birmingham, B15 3UG

£186,000





## PROPERTY DESCRIPTION

A well-located 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 and separate WC, also garage in block. Extended lease.

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 Hospital, 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 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.

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



Tel: 01214271974



## HALLWAY

Having security answerphone, ceiling light point and storage cupboard.

## BREAKFAST KITCHEN

3.91m max x 3.71m max (12'9" max x 12'2" max)  
Having a range of matching wall and base units, roll top work surfaces, integrated Hotpoint electric oven, Hotpoint gas hob and one and a half bowl stainless steel sink drainer with mixer top over. Window overlooking the front elevation, Xpelair fan, appliance spaces, breakfast bar, radiator and ceiling light point.

## LIVING/DINING ROOM

6.55m max x 3.53m max (21'5" max x 11'6" max)  
Spacious and light room, having two windows overlooking the grounds, two ceiling light points, radiator and coving to ceiling.

## INNER LOBBY

Having ceiling light point, cupboard housing the BAXI Combi gas boiler and further storage cupboard.

## BEDROOM ONE

4.1m max x 3.53m max (13'5" max x 11'6" max)  
Having window overlooking the communal grounds, built-in wardrobes, radiator and ceiling light point.

## BEDROOM TWO

3.52m max x 2.74m max (11'6" max x 8'11" max)  
Having window overlooking the front elevation, radiator, fitted wardrobes and ceiling light point.

## BATHROOM

2.22m max x 1.8m max (7'3" max x 5'10" max)  
Having panelled bath with wall-mounted shower above, pedestal wash hand basin, obscured glass window, vertical radiator, ceiling light point, vinyl flooring and part complementary tiling to walls.

## SEPARATE WC

Having low flush WC, radiator, ceiling light point, obscured glass window and vinyl flooring.

## OUTSIDE

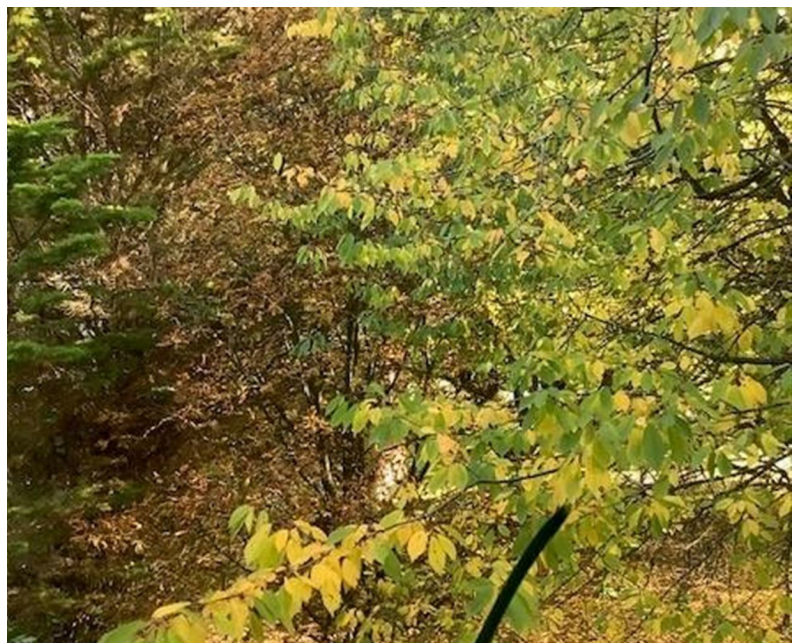
Garage in separate block.

## ADDITIONAL INFORMATION

The property is leasehold with the current lease expiring in March 22, 2155 with 131 years remaining. We are advised there is a service charge currently payable of £1251.77 per half year. Council Tax Band: C

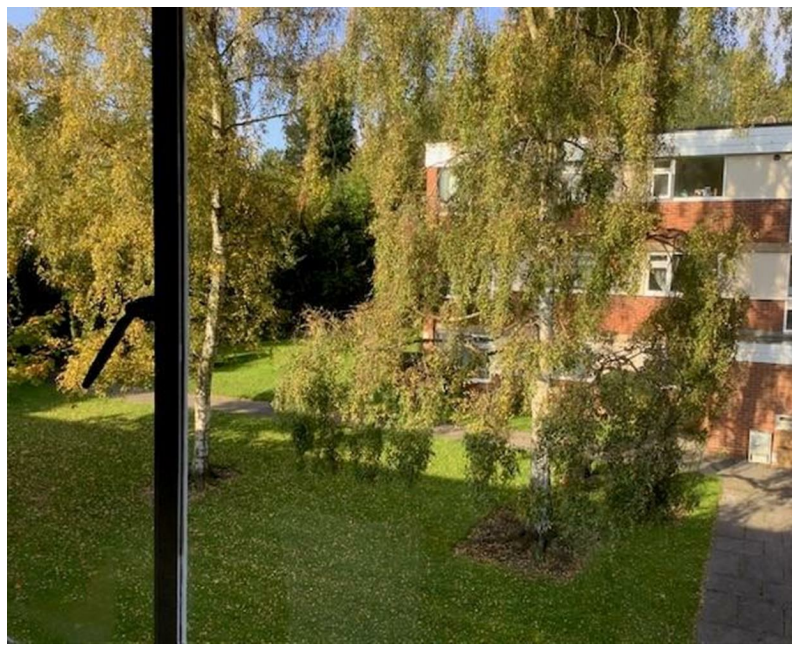


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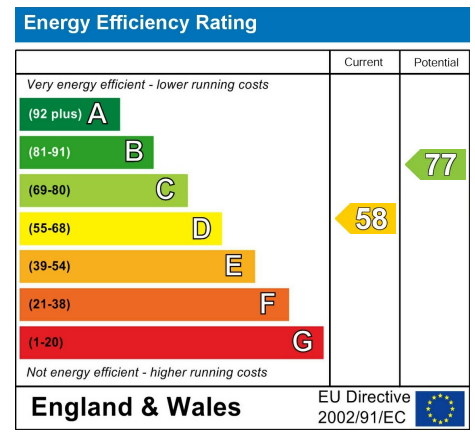
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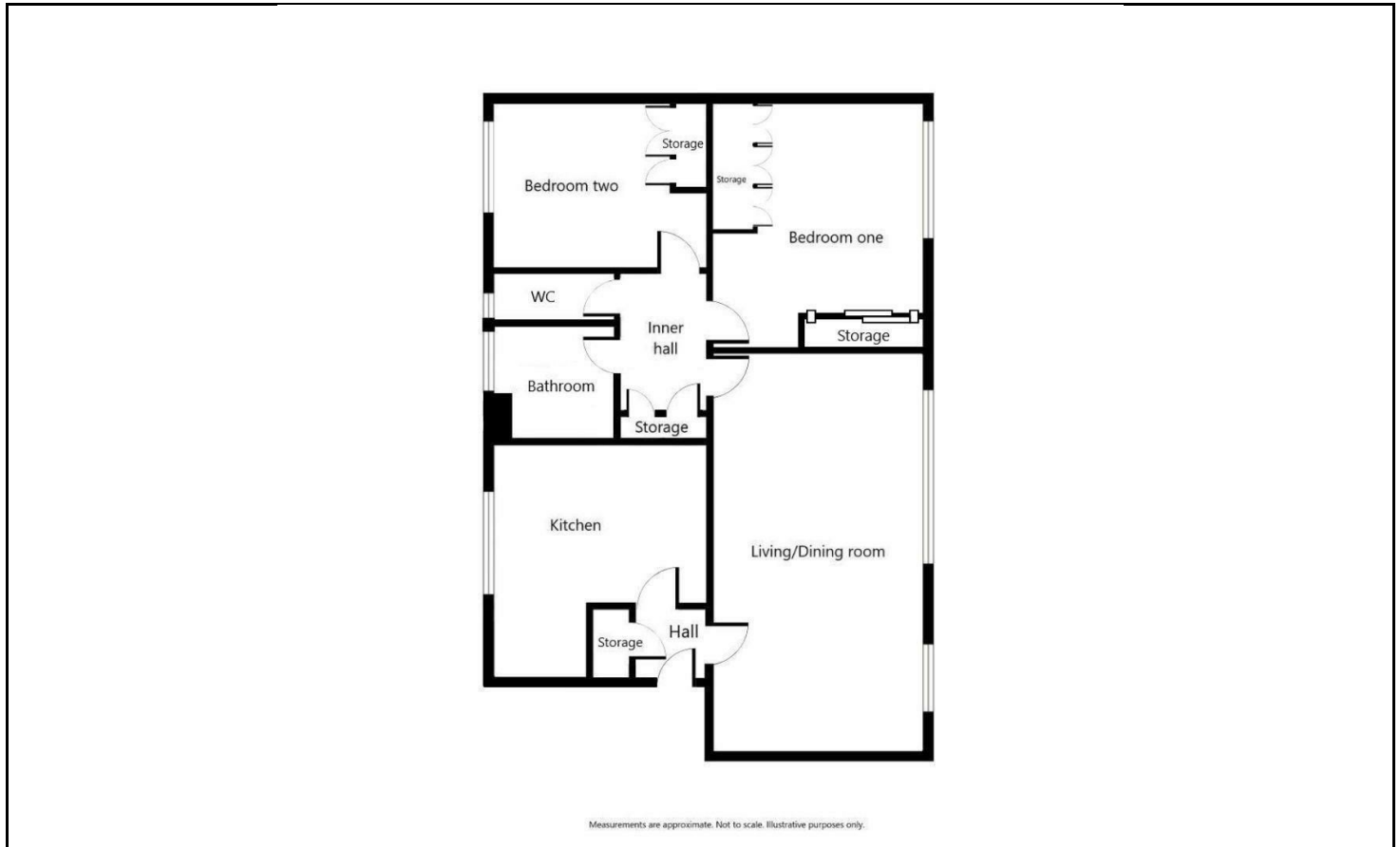
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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