

ENGLANDS



The Lords Lordswood Road

Harborne, Birmingham, B17 9RP

£190,000





PROPERTY DESCRIPTION

A superbly maintained and spacious two bedroom apartment situated in this modern and highly desirable development in the centre of Harborne Village. This second (top) floor property is located at the rear of the block and includes two bedrooms, one with an ensuite, further bathroom, spacious living/dining room and kitchen, along with an allocated parking space. NO CHAIN.

The property is situated at the top of Harborne High Street, highly regarded with local residents for its fantastic array of local amenities, including its boutique shops and high-end supermarkets along with its eateries and local pubs that provide for a vibrant and bustling night life. A leisure centre is situated just opposite the development and convenient local transport links operate regularly providing direct access to Birmingham City Centre.

The Lords is set in its own grounds having vehicular and pedestrian access from Lordswood Road via electronically operated gates. Access to the accommodation is obtained via a communal entrance door with security answerphone system from either Lordswood Road or the rear communal door access from the car park area - a staircase affords access to the floors.

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



Tel: 01214271974



HALLWAY

Having ample storage and access into all of the accommodation.

LIVING/DINING ROOM

5.05m max x 2.59m max (16'7" max x 8'6" max)

Having double glazed window and radiator. Door leading to:

KITCHEN

2.24m max x 2.59m max (7'4" max x 8'6" max)

Having matching units and complimentary work surfaces, with fully integrated appliances including fridge, oven and electric hob with extractor, washer dryer and dishwasher. Double glazing window.

BEDROOM ONE

4.65m into door recess x 3.63m max (15'3" into door recess x 11'11" max)

Having fitted wardrobes, radiator and double glazed windows. Leading into:

ENSUITE

Having radiator, walk in shower, low flush WC and hand wash basin.

BEDROOM TWO

3.20m max x 3.63m max (10'6" max x 11'11" max)

Having fitted wardrobes, radiator and double glazed window.

BATHROOM

Having panelled bathtub with shower over, low flush WC, hand wash basin, radiator and partial tiling to walls, with one being fully tiled.

ADDITIONAL INFORMATION

We are advised the property is leasehold having 125 years from 1 April 2002 with the service charge of £2,000 per annum and ground rent of £150 per annum.

Council tax band: D



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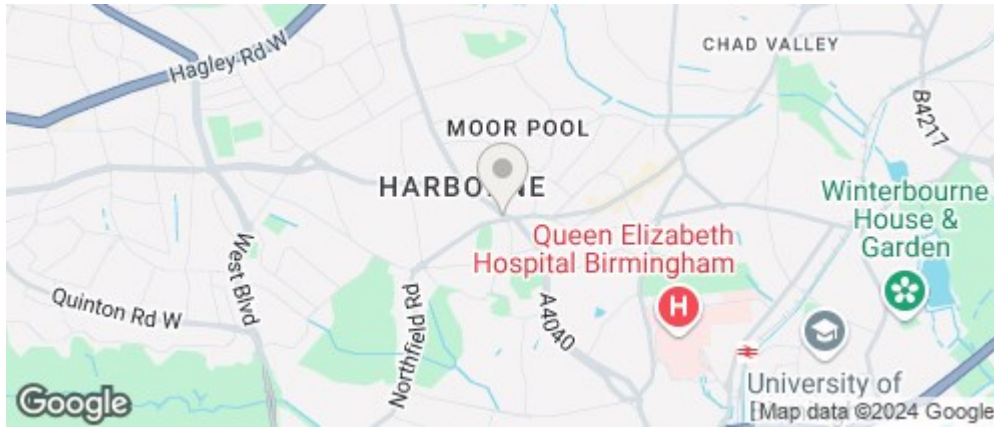




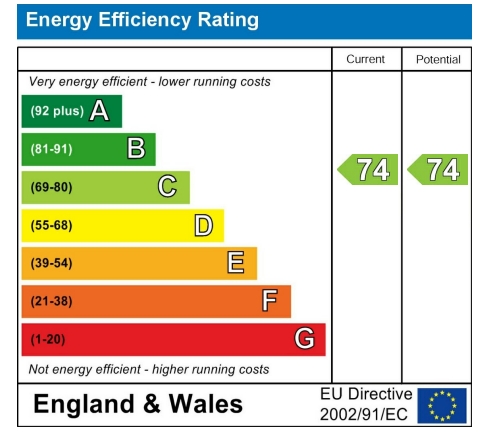
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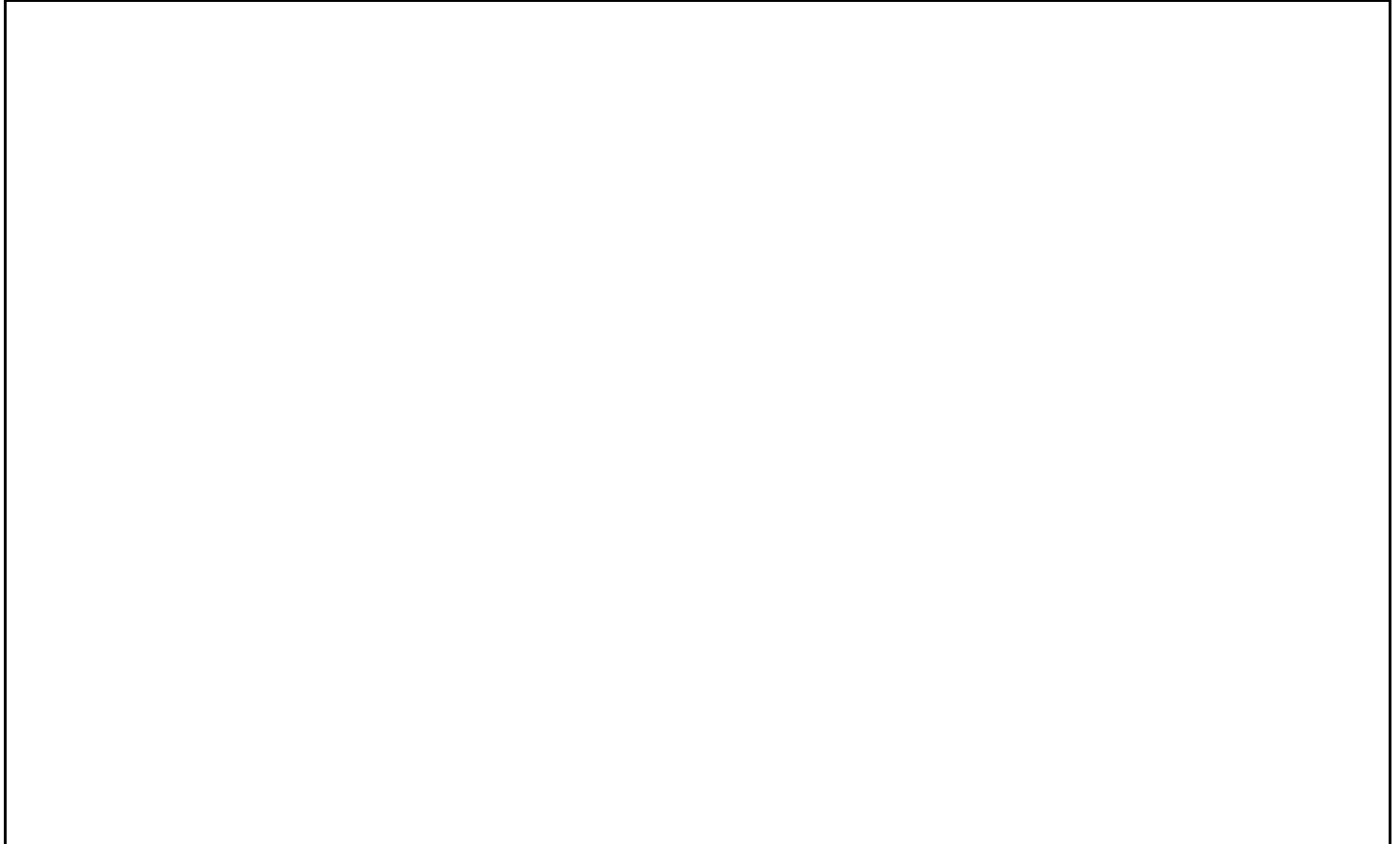
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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"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.

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Misrepresentation Act 1967

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