

ENGLANDS



21 Court Oak Road

Harborne, Birmingham, B17 9TH

£170,000





PROPERTY DESCRIPTION

A well presented second floor apartment situated in a low rise, purpose built development, including kitchen, living room, two bedrooms and bathroom. Also benefits from a garage in a nearby block and having no chain. Located to the rear of the block, the property also benefits from pleasant views over the rear garden, in a peaceful single block with no neighbours either side.

The property is located on Court Oak Road, between Lordswood Road and Woodville Road. It enjoys convenient access to the Queen Elizabeth Medical Centre, the University of Birmingham, and Harborne Leisure Centre, in addition to excellent amenities along Harborne High Street and the beautiful grounds of Queens Park. Furthermore, it is well serviced by regular public transport routes that connect to the vibrant leisure, entertainment, and shopping facilities of the City Centre.

The property itself is set in mainly lawned grounds with some communal parking facilities. Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.

To fully appreciate the accommodation, an internal inspection is highly recommended. The property comprises the following details:





Entrance door leads into:

HALLWAY

Being L-shaped, having UPVC double glazed window, security answerphone, wooden style flooring, ceiling light point and electric heater.

LIVING ROOM

3.03m max x 5.53m max (9'11" max x 18'1" max)

Having two electric heaters, UPVC double glazed window overlooking rear, wooden style flooring and ceiling light point.

BEDROOM ONE

2.71m max x 4.51m max (8'10" max x 14'9" max)

Having electric heater, UPVC double glazed window overlooking rear, built-in storage cupboard and ceiling light point.

BEDROOM TWO

2.56m max x 4.52m max (8'4" max x 14'9" max)

Having electric heater, UPVC double glazed window overlooking rear, built in storage cupboard and ceiling light point.

KITCHEN

2.78m max x 2.12m max (9'1" max x 6'11" max)

Having a range of matching wall and base units with worktop over, Logik electric oven, Lamona induction hob with extractor fan over, plinth heater, partial tiling to walls, and 1 1/2 bowl sink drainer with mixer tap over. UPVC double glazed window, plumbing for washing machine, recessed ceiling light points, tiled flooring and storage cupboard housing newly fitted water tank.

BATHROOM

Having tiling to walls and floor, towel rail, pedestal hand wash basin, low flush WC, extractor fan, recessed ceiling light points, panelled bathtub with wall mounted electric shower and UPVC obscured double glazed window.

ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: We have been advised the property is leasehold with 132 years remaining and a service charge of £1,700 per annum.

There is a garage in a separate block.



ENGLANDS





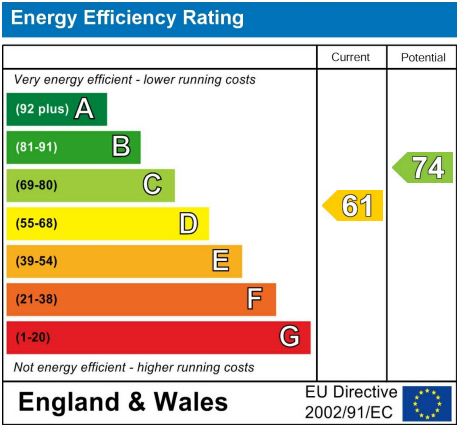
ENGLANDS



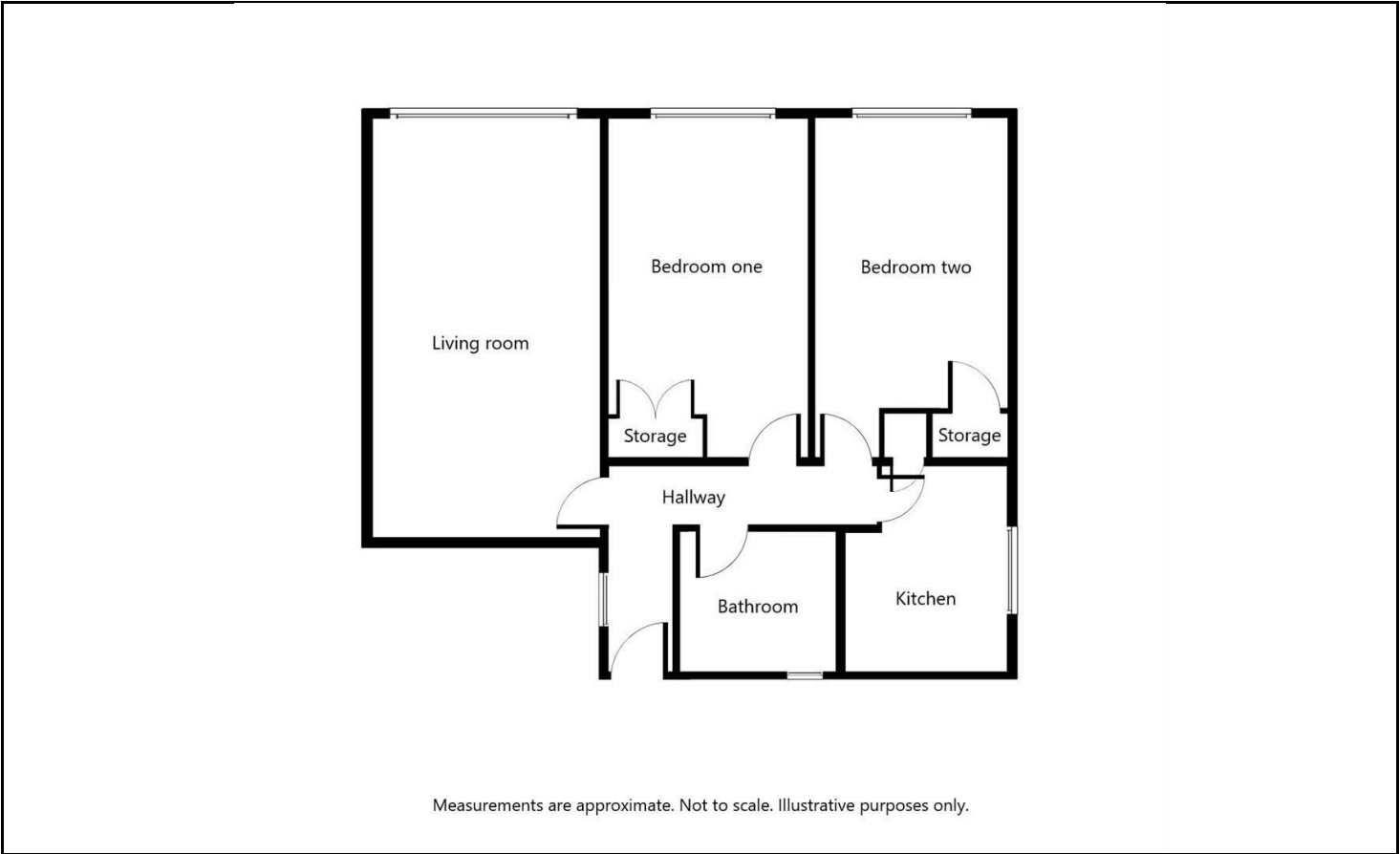
ROAD MAP



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.”

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 firms employment has the authority to make or give any representation or warranty in respect of the property.