

ENGLANDS



31 Griffin Gardens

Harborne, Birmingham, B17 0HU

£180,000





PROPERTY DESCRIPTION

A two bedroom duplex apartment set in delightful gardens, within easy walking distance of the Queen Elizabeth Hospital and Birmingham University, briefly comprises a spacious hallway with spiral staircase leading to first floor, living/dining room, kitchen, two bedrooms and bathroom. The property benefits from allocated parking, extended lease and double glazing as specified.

Griffin Gardens is a cul de sac situated off Humphrey Middlemore Drive which leads off Metchley Lane. It is readily accessible to the Queen Elizabeth Hospital, Birmingham University and Harborne High Street with its excellent range of retailers, shops, bars and restaurants. There are also regular transport services leading through to comprehensive City Centre business, leisure, entertainment and shopping facilities.

The property itself is located towards the end of this no through road and the development is set in attractive lawned communal grounds. The accommodation is situated on the first floor and approach is by security entrance door with a staircase that affords access to the floors. The accommodation comprises in more detail:





Entrance door leading to:

HALLWAY

Having ceiling light point, electric heater, wooden style flooring, security answerphone and spiral staircase leading to first floor accommodation. The area can be used for storage, or indeed an office space.

LIVING DINER

6.03m max x 3.33m max (19'9" max x 10'11" max)
Having two ceiling light points, wooden style flooring, two UPVC double glazed windows, one being a bay window with window seat area, and electric heater. Door leading to:

KITCHEN

3.09m max x 2.81m max (10'1" max x 9'2" max)
Having a range of wall and base units with worktop over, one and a half sink drainer with mixer tap over, UPVC double glazed window, electric heater, ceiling light point, wooden style flooring, integrated Neff dishwasher, plumbing for washing machine, electric hob with extractor fan over, partial tiling to walls and integrated Indesit electric dual oven.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point, wooden style flooring and airing cupboard housing hot water tank.

BEDROOM ONE

3.22m max x 2.93m max (10'6" max x 9'7" max)
Having ceiling light point, electric heater, Velux double glazed window, wooden style flooring, and a walk in wardrobe with ceiling light point, loft hatch access and also provides access to the fire exit. Please note there is an area of restricted headroom due to the sloping ceilings.

BEDROOM TWO

3.23m max x 3.03m max (10'7" max x 9'11" max)
Having ceiling light point, wooden style flooring, electric heater, Velux double glazed window and built in wardrobe with sliding mirrored doors. Please note there is an area of restricted headroom due to the sloping ceilings.

BATHROOM

Having ceiling light point, wooden style flooring, panelled bathtub with side screen and electric shower, partial tiling to walls, pedestal hand wash basin, low flush WC, UPVC obscured double glazed window and electric heater.

OUTSIDE

Residents car park with allocated parking.

ADDITIONAL INFORMATION

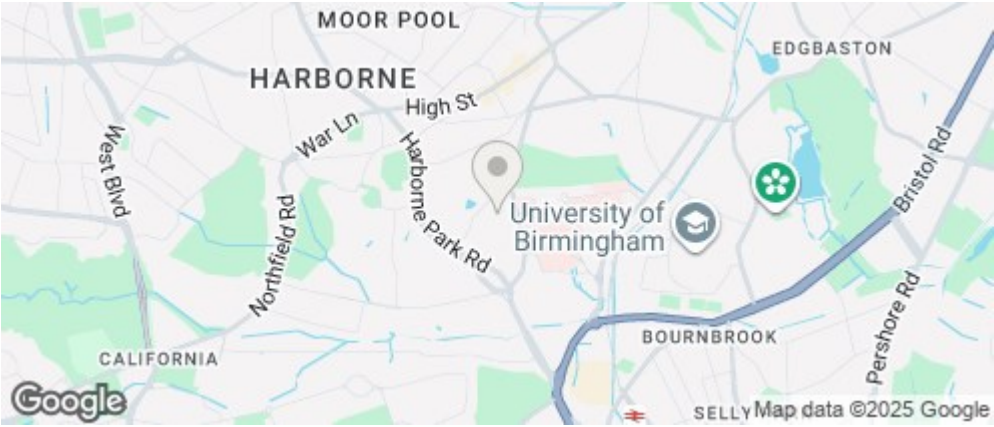
Tenure: We are advised the property is leasehold and has 149 years remaining with a service charge of £1,800 per annum.
Council Tax Band: C



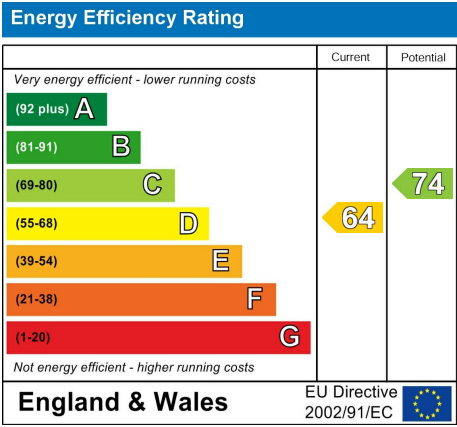
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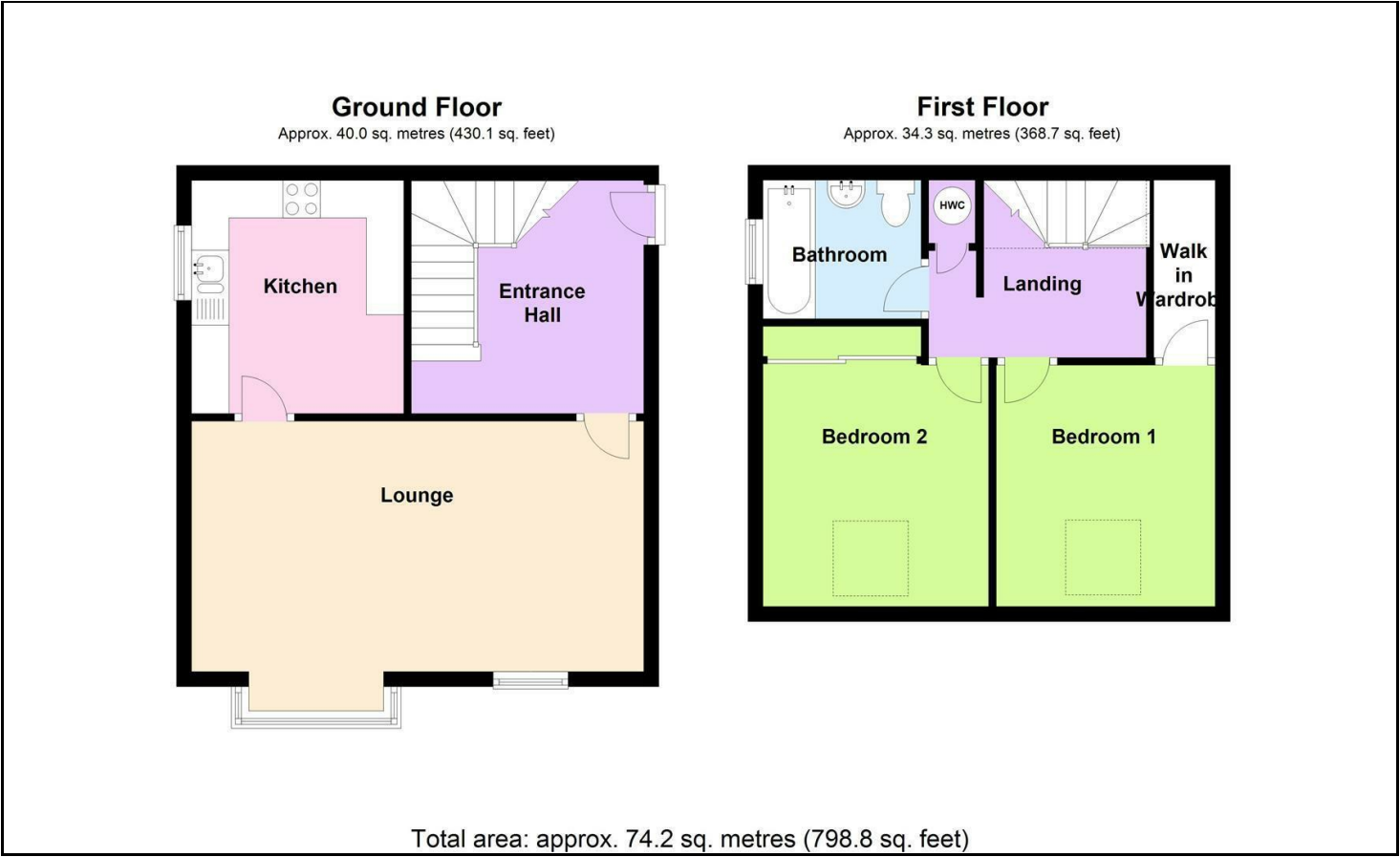
ROAD MAP



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

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