





A Well-presented Two-Bedroom Home in Central Harborne combines contemporary design with practicality. It offers a spacious and well-lit living area, ideal for hosting, along with two en-suite bedrooms, a courtyard, and secure parking.



Located on Greenfield Road, just off Harborne High Street, the property benefits from easy access to a variety of restaurants, bars, and shops, including Waitrose and Marks and Spencers. Additionally, Birmingham City Centre, the Queen Elizabeth Medical Centre, and the University of Birmingham are all within easy reach.

We highly recommend a viewing to fully appreciate the property's excellent presentation.

Upon entering, a hallway with oak wood flooring, recessed ceiling spotlights, and a useful understairs storage cupboard leads to a downstairs WC with wood flooring, a basin, and a low flush WC.

The open plan living room, dining area, and kitchen form the heart of the home, with the living area boasting oak flooring and a Juliet balcony. The generous kitchen area opens into the courtyard and includes a breakfast bar and various integrated appliances.

Moving upstairs, a landing leads to a master bedroom with an en-suite bathroom and a second bedroom with an en-suite shower room.

The rear courtyard garden features a paved seating area and outdoor power point, with steps leading down to the secure underground car parking area where two spaces are allocated.

The property is leasehold for a term of approximately 989 years remaining. The current service charge is £1,127 per half year and ground rent



payable is £250 per annum.  
Council Tax Band: E







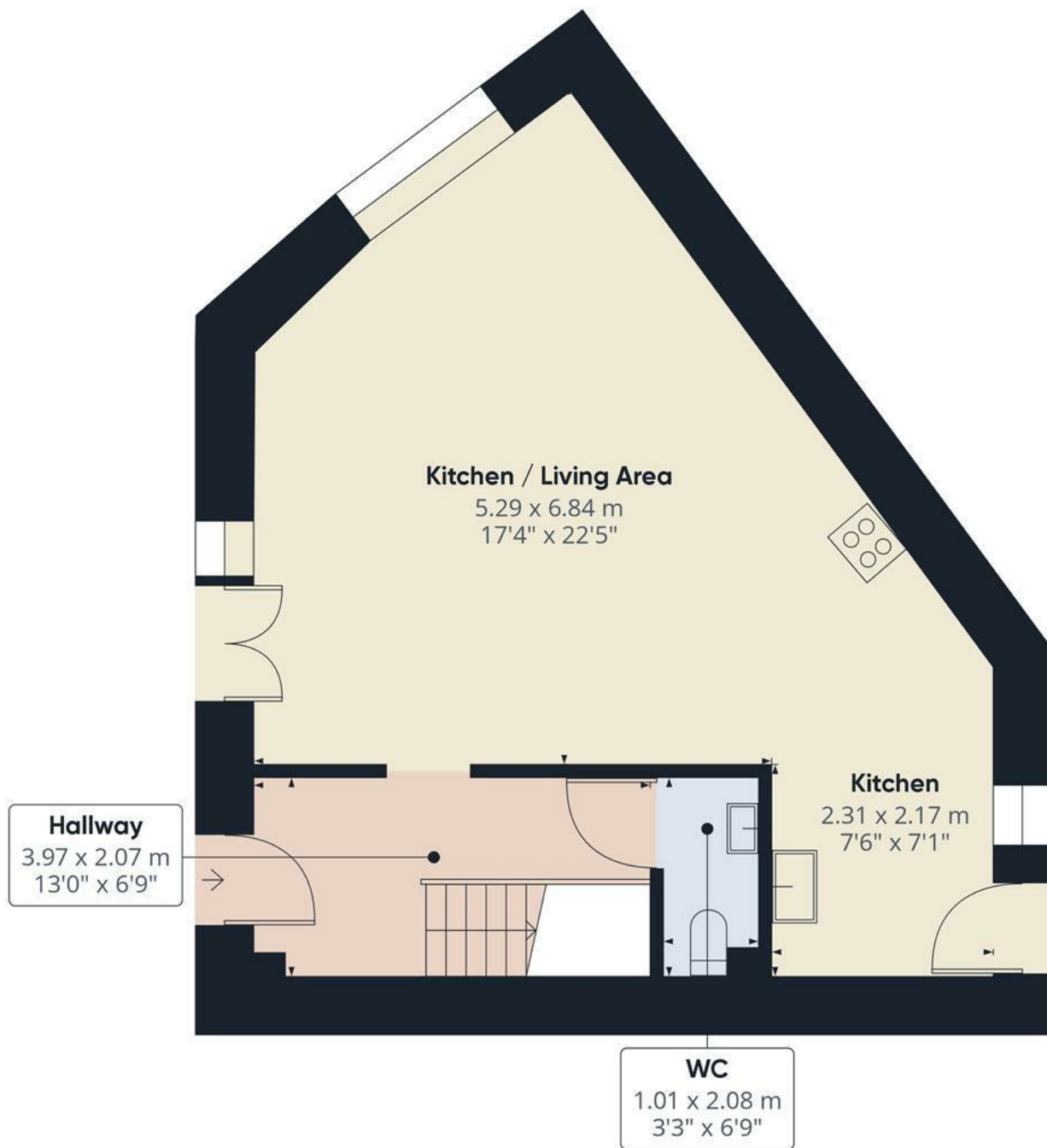












Floor 0

Approximate total area<sup>(1)</sup>

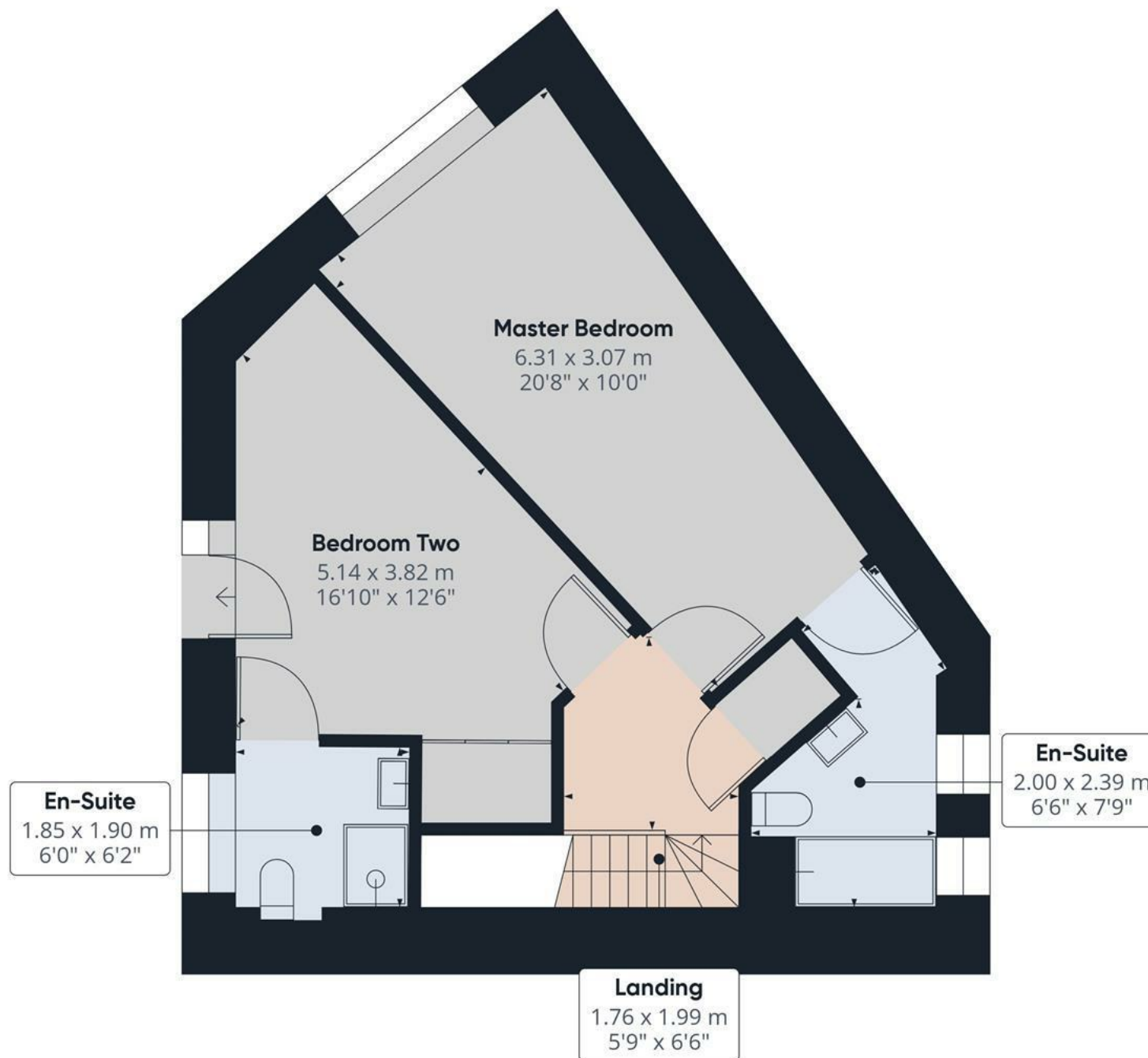
52.59 m<sup>2</sup>

566.1 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

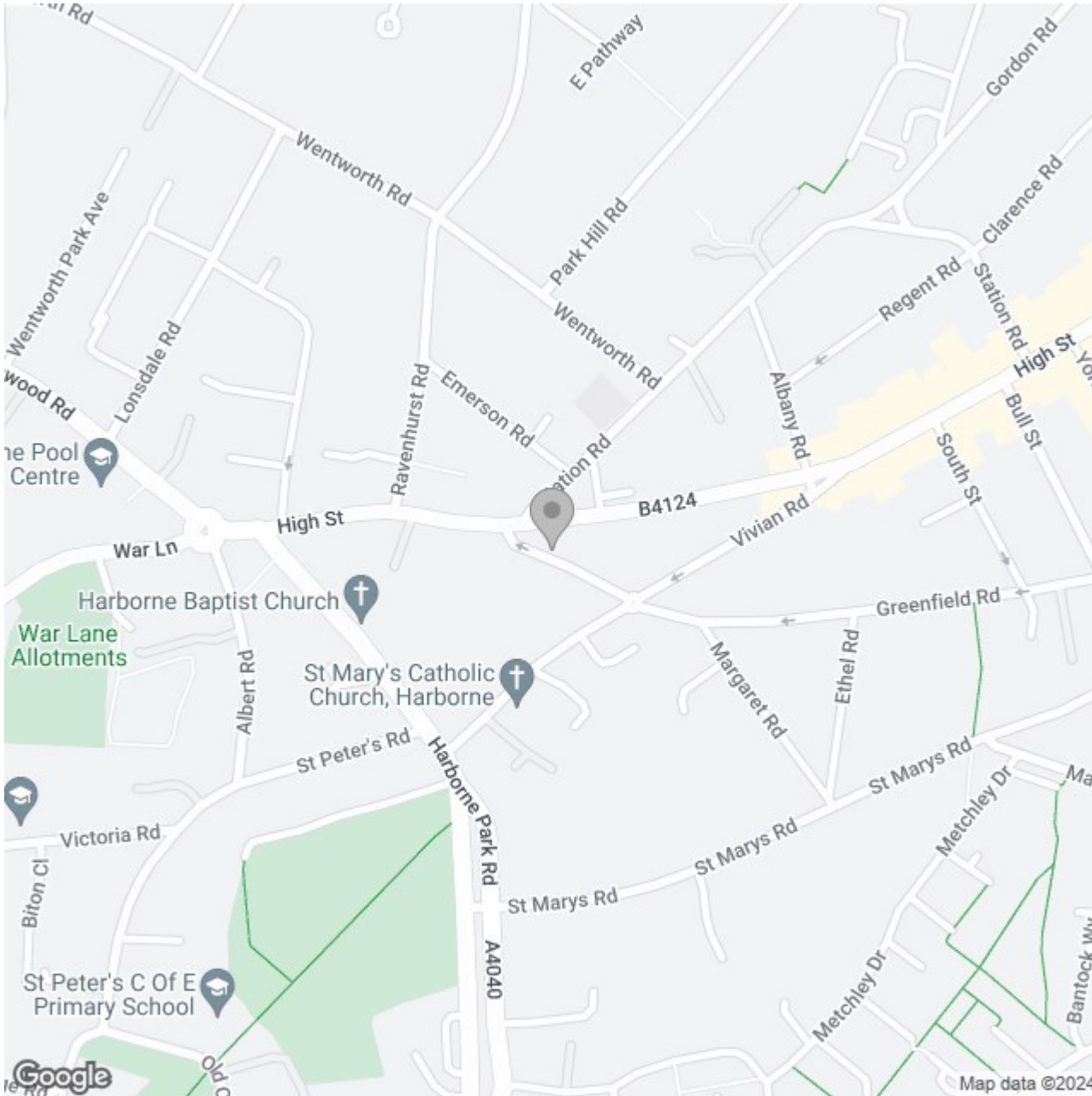
Approximate total area<sup>(1)</sup>

46.13 m<sup>2</sup>  
496.57 ft<sup>2</sup>

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	