



**Connells**

Timbermill Court Serpentine Road  
Harborne



## Property Description

Timbermill Court is well situated between Serpentine Road and Lonsdale Road just off Harborne High Street. It is ideal for access to the excellent shopping and other amenities around Harborne High Street also regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities. It is also readily accessible to a number of medical centres including the Queen Elizabeth complex.

The property itself is situated on the second floor of this purpose-built development with approach from Serpentine Road or the rear car park area to a communal entrance hall with security answerphone system a staircase or lift service affords access to the floors.

The communal facilities include a resident's lounge, kitchen and laundry, as well as a rear parking area.

## Entrance Hallway

Ceiling light point, storage cupboard with ceiling light point and shelving, electric storage heater, cupboard housing water tank.

## Living Room

18' 8" into bay x 9' 8" max ( 5.69m into bay x 2.95m max )

Double glazed window to side elevation, ceiling light point, electric storage heater.

## Kitchen

7' 8" max x 7' 2" max ( 2.34m max x 2.18m max )

Matching wall and base units, ceiling light point, double glazed window, partially tiled walls, single drainer sink unit with mixer tap.

## Bedroom One

13' 9" into wardrobe x 8' 7" ( 4.19m into wardrobe x 2.62m )

Ceiling light point, double glazed window, electric storage heater.

## Bedroom Two

10' 7" x 5' 8" ( 3.23m x 1.73m )

Ceiling light point, electric storage heater, double glazed window, loft access.

## Communal Areas

Extremely well cared for gardens with outside drying area, communal car parking and visitor spaces, together with communal laundry, day room used for various activities.

## Bathroom

Ceiling light point, wash hand basin, low level w.c, bath with shower over, fully tiled walls, extractor fan.

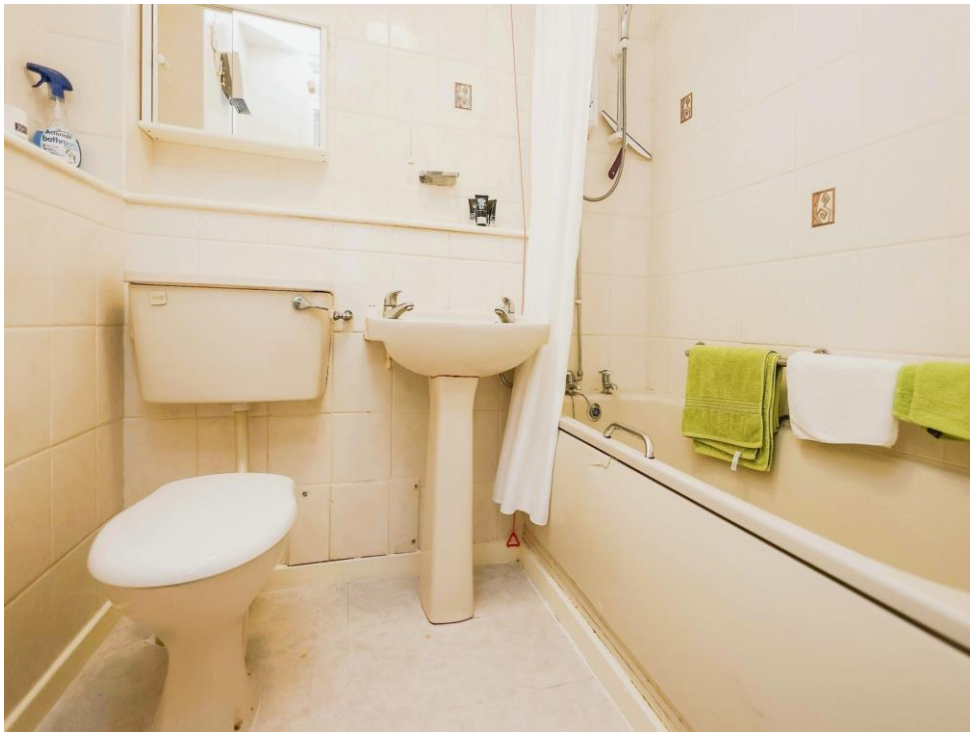
## Agents Notes

Annual service charge £3465

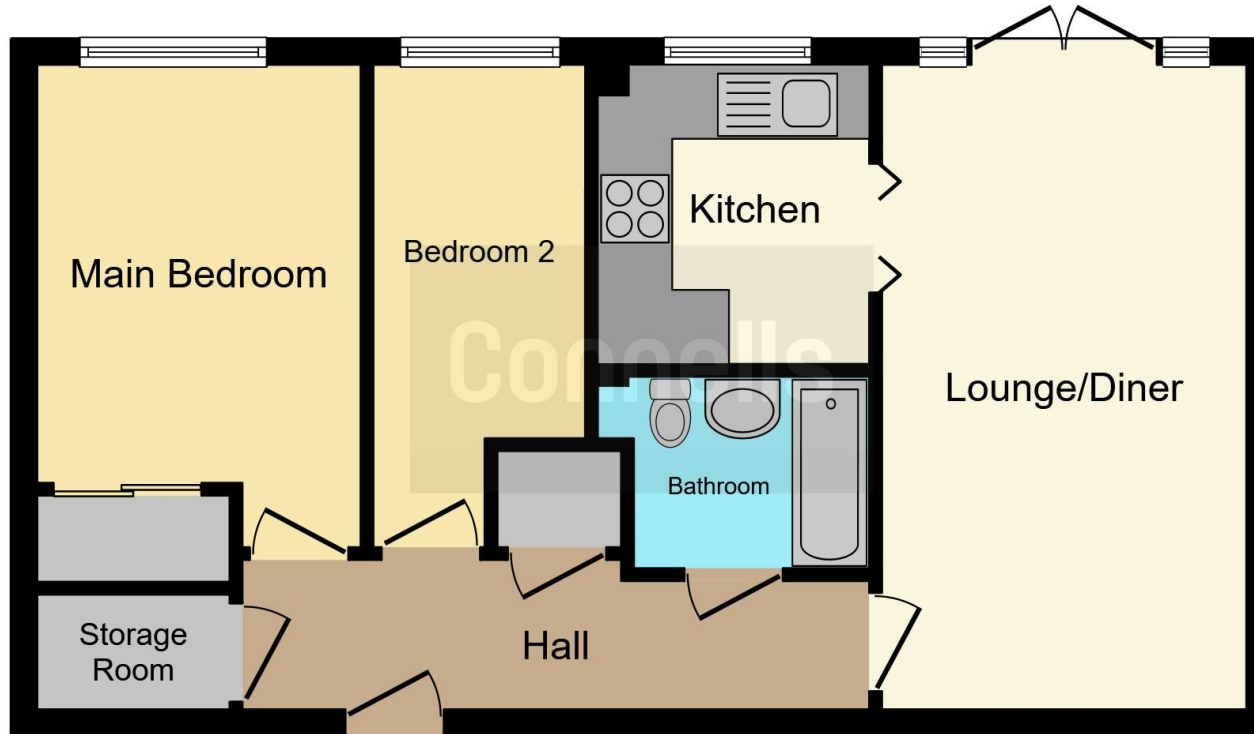
Years Remaining on Lease: 119 years remaining

There is an age restriction of over 55's on this property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO309173](https://connells.co.uk/Property/HBO309173)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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