



Connells

Lordswood Square
Harborne



Property Description

Nestled atop a serene complex, this top-floor apartment has an extended lease, no chain, and thoughtful design, it presents an enticing opportunity for those seeking a hassle-free move into a desirable living space.

As you step inside, you're greeted by an expansive open-plan living area, bathed in natural light cascading through large windows, offering panoramic views of the surrounding landscape. The seamless integration of the living, dining, and kitchen spaces creates an inviting atmosphere, perfect for both relaxation and entertaining.

The double bedroom serves as a peaceful retreat, providing a cozy sanctuary for rest and rejuvenation. Wake up to the gentle glow of sunlight streaming through the windows, inviting you to embrace the day ahead.

With an extended lease, you can enjoy the peace of mind that comes with long-term ownership, ensuring stability and security for years to come. Say goodbye to the complexities of a property chain - this apartment offers a seamless transition into your new home, allowing you to focus on the excitement of settling into your personal oasis.

Whether you're a first-time buyer, downsizer, or investor, this top-floor apartment represents an exceptional opportunity to elevate your lifestyle. With its extended lease, and convenient location, it embodies the epitome of modern urban living. Don't miss

your chance to make this apartment your own and embark on a new chapter.

Approach

Set within the quiet and well-maintained communal grounds, the accommodation is approached via a communal entrance hall with security entry phone system, staircase rising to all floors.

Entrance Hallway

Door to front elevation, tiled floor, ceiling light point, door onto bathroom, walkway onto open plan living area.

Open Plan Living

24' x 12' 5" (7.32m x 3.78m)
(measured as a whole)

A spacious and bright living area with open plan lounge/ dining area/ living space.

Kitchen: A range of wall and base units, roll edge work surface, inset sink and drainer, integrated electric hob with fitted electric oven beneath, plumbing for washing machine, space for fridge/ freezer, part tiled walls, tiled floor, spotlights, double glazed window to side and rear elevation.

Lounge/ Dining Area; Offering ample space, double glazed window to front elevation, tiled floor, TV point, spotlights, wall mounted electric heater, walkway leading to bedroom area.

Bedroom

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed window to front elevation, offering space for bed and furniture, tiled floor, fitted mirror front sliding wardrobes, ceiling light point.

Shower Room

Frosted double glazed window to rear elevation, shower cubicle, low flush W/C, wash hand basin, tiled floor, ceiling light point.

Shopping and Leisure

Harborne High Street is within close proximity and offers excellent convenience shopping with Marks and Spencer Food Hall, and Waitrose as well as Boots Chemist , greengrocers, butchers and newsagents. Harborne also benefits from a range of convenience shops and brasseries, restaurants and coffee shops including its own Michelin starred restaurant.

Medical Facilities

The recently redeveloped Queen Elizabeth Hospital is within a short commute and provides state of the art medical facilities for the region. The BMI Edgbaston, The Priory Hospital as well as The Birmingham Children's Hospital are all within easy travelling distance.

Transport Links

Lordswood Square is surrounded by a number of transport links; it has good links to the national motorway network. The Hagley Road offers easy access to Birmingham City Centre by either car or bus. There are bus routes available on Lordswood Road which allows access to Birmingham, Edgbaston, Selly Oak and Harborne.

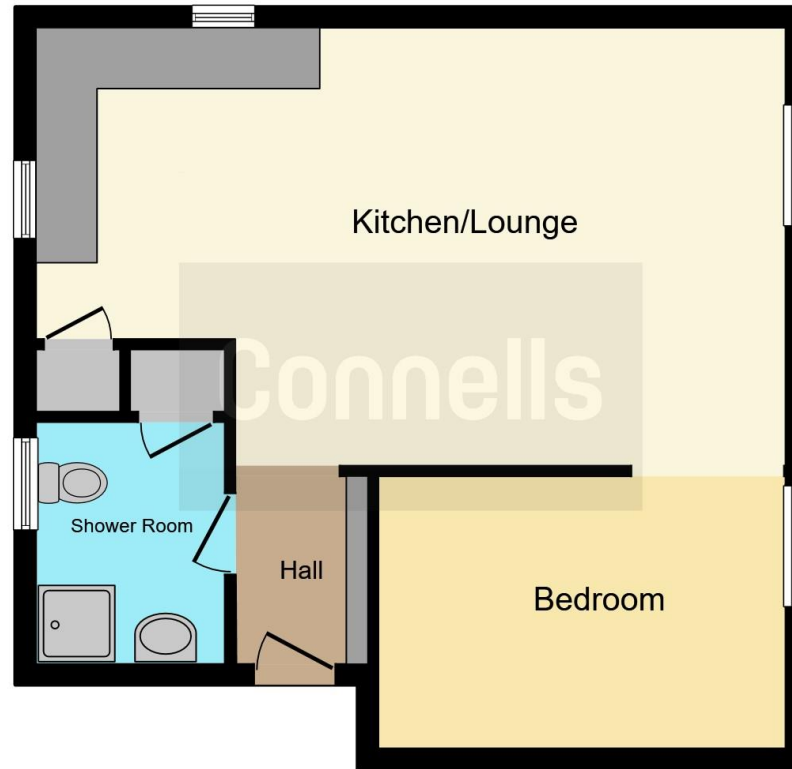
Agents Note

Ground rent and service charge - £1133.18 per year.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: F

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: HBO308392 - 0005