

property details **approval form**

Flat 2 Cheyne Court, 99 Greenfield Road, Harborne, Birmingham, West Midlands, B17 0EH

Date: 22 November 2024

Property Ref and Version: HBN110544 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **room description**

>> **price**

offers in the region of £230,000.

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989.

>> **key features**

- > Located in the Centre of Harborne Village.
- > Beautiful Period Development.
- > Two Good Size Bedrooms.
- > Stunning Lounge
- > Parking facilities
- > Communal Grounds
- > EPC Rating: D

>> **short description**

BEAUTIFUL PERIOD STYLE DEVELOPMENT *** SET IN THE CENTRE OF HARBORNE VILLAGE * WITHIN WALKING DISTANCE OF ALL THE AMENITIES **** INTERNAL COURTYARD **** TWO - BEDROOMS **** GOOD SIZE LOUNGE **** FITTED KITCHEN *** PARKING FACILITIES **** BATHROOM ****

>> **long description**

The position of this property is ideal. It is set within a period development in the heart of Harborne, well positioned for the array of local bars, restaurants, and cafes that Harborne has to offer. You will also be close to numerous transport networks giving easy access to Birmingham City Centre and the Queen Elizabeth Hospital. The property itself comprises its own Entrance Doorway, an Entrance Hallway leading to the Lounge, a Fitted Kitchen, two Bedrooms and a family Bathroom. The property also benefits from on-site parking facilities, a beautiful internal courtyard, and communal gardens.

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Lounge

13' 1" x 17' (3.99m x 5.18m)

Double glazed sash bay window to front, central heating radiator and electric fire with feature surround.

Kitchen

Wall and base units, sink/drainer, electric hob, electric oven, extractor hood and plumbing for washing machine.

Bedroom One

9' 1" x 13' 7" (2.77m x 4.14m)

Double glazed window to rear and central heating radiator.

Bedroom Two

7' 8" x 9' 8" (2.34m x 2.95m)

Double glazed window to rear and central heating radiator.

Bathroom

Bath with shower over, sink, w/c and heated towel rail.

Agent Notes

The Council Tax Band is D. The length of the lease is 125 years from 25th March 1989.

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Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP

T 0121 427 3264 E harborne@shipways.co.uk

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>> floor plan



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

>> approval

Signature

Date

Jamie Grice

Miss C. Rowland

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