



Griffin Gardens, Harborne BIRMINGHAM B17 0HU

welcome to

Griffin Gardens, Harborne BIRMINGHAM

*** DUPLEX APARTMENT *** WALKING DISTANCE TO QE HOSPITAL *** PRIME B17 HARBORNE LOCATION *** CLOSE TO LOCAL AMENITIES ***
GENEROUS RECEPTION ROOM *** MODERN KITCHEN *** TWO DOUBLE BEDROOMS *** ALLOCATED PARKING SPACE *** NO GROUND RENT ***

Agent Note

This property is council tax band C.
The Lease was extended by 100 years at the time of purchase back in 2014. We have the official paperwork on file.
NO Ground Rent.

Entrance Hall

Electric storage heater.

Lounge

19' x 11' (5.79m x 3.35m)

Double glazed windows to the side, electric storage heater, electric fireplace.

Kitchen

10' x 9' (3.05m x 2.74m)

Double glazed window, range of wall & base units with drawers and worktops over, induction hob, integrated oven, stainless steel sink & drainer with mixer tap, plumbing for utilities (Included), single panel heater.

Landing

Hot water tank cupboard, built in storage.

Bedroom 1

12' x 9' (3.66m x 2.74m)

Double glazed skylight, electric heater, loft access, built in storage.

Bedroom 2

10' to wardrobe. extending to 12' " into wardrobe. x 9' (3.05m to wardrobe. extending to 3.66m into wardrobe. x 2.74m)

Double glazed skylight, electric heater, built in storage.

Bathroom

Double glazed front facing window, tiling to splash-prone areas, electric shower over bath, wall mounted wash hand basin with mixer tap, low level flush w/c.

Parking

One allocated parking spot, 3 visitor spots (communal).





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welcome to

Griffin Gardens, Harborne BIRMINGHAM

- Duplex apartment
- Walking distance to QE hospital
- Prime B17 Harborne location
- Close to local amenities
- Generous reception room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1600.00

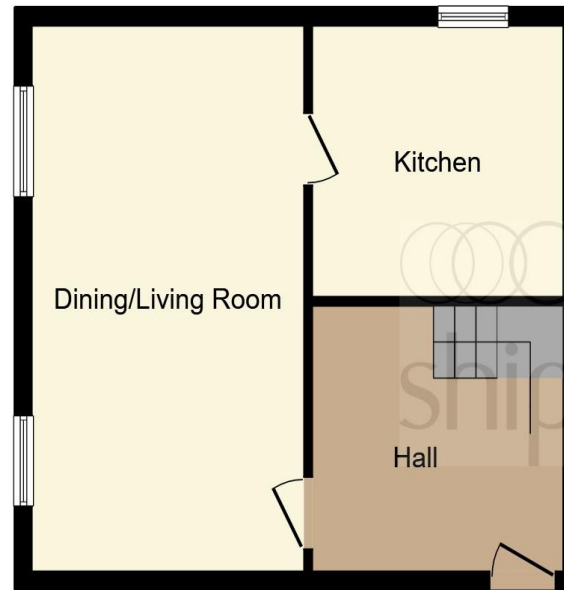
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1985.

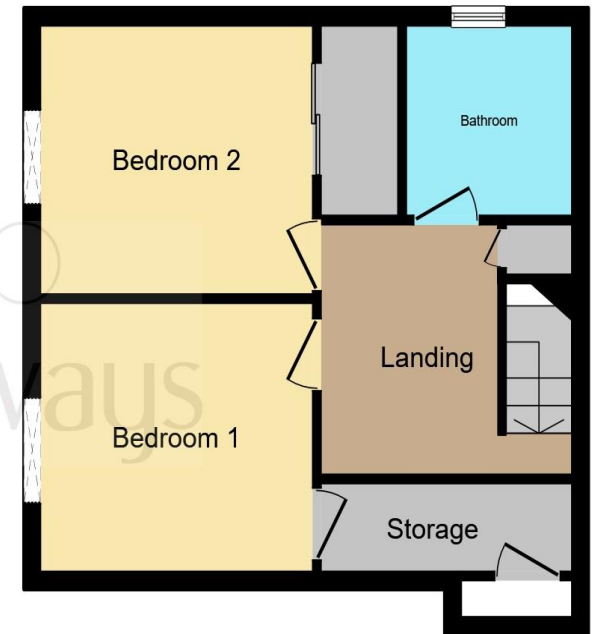
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Ground Floor



First Floor

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

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Property Ref:
HBN111813 - 0004

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