



## 35 Pinner Court High Street, Birmingham, B17 9QL Offers In The Region Of £99,000

Hadleigh Estates are pleased to present this two bedroom apartment located in the sought after retirement development of Pinner Court.

This apartment benefits from; Entrance hall, west facing lounge and kitchen, two bedrooms, walk in wardrobe and bathroom.

Pinner Court comprises of 48 spacious apartments,. The communal areas are decorated to a high standard to including a communal lounge, restaurant, guest rooms, landscaped gardens and ample car parking. There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, up keep of the grounds and one and half hours of domestic assistance per week per individual property.

EPC - C  
Council Tax Band - E  
Tenure - Leasehold  
Service Charge - £713.09pcm  
Remaining time left on the lease is approx 98yrs.

**Entrance Hall 3'10" x 17'03" (1.17m" x 5.26m")**



Carpeted flooring, ceiling light point, radiator, two built in storage cupboards and doors leading to; lounge, bedroom one, bedroom two and bathroom

**Lounge 12'05" x 15'01" (3.78m" x 4.60m")**



Carpeted flooring, radiator, two ceiling light points, double glazed window to front elevation, electric fire with fireplace surround and two wall light points.

**Kitchen 10'03" x 8'00" (3.12m" x 2.44m")**



Laminate flooring, integrated fridge/freezer, ceiling light point, double glazed window to front elevation, radiator, electric hob, electric oven and various cupboards for storage.

**Bedroom One 10'01" x 14'00" (3.07m" x 4.27m")**



Carpeted flooring, double glazed window to rear elevation, ceiling light point, radiator and walk-in wardrobe.

**Bedroom Two 12'01" x 8'10" (3.68m" x 2.69m")**



Carpeted flooring, double glazed window to rear elevation, radiator and ceiling light point.

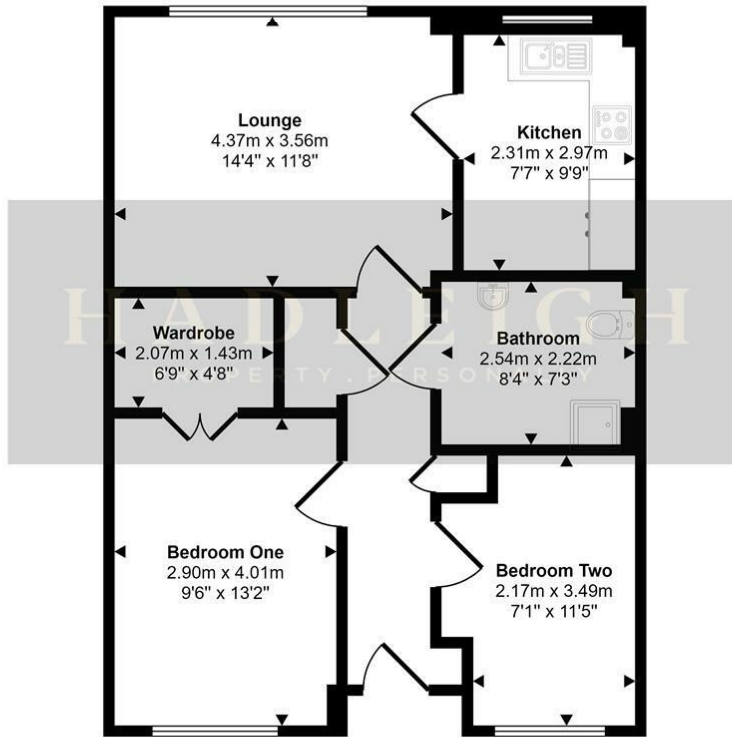
**Bathroom 7'10" x 8'10" (2.39m" x 2.69m")**



Laminate flooring, part tiled walls, low flush W.C., hand wash basin, electric shower, radiator, ceiling light point and mirrored storage cupboard.

# Floor Plan

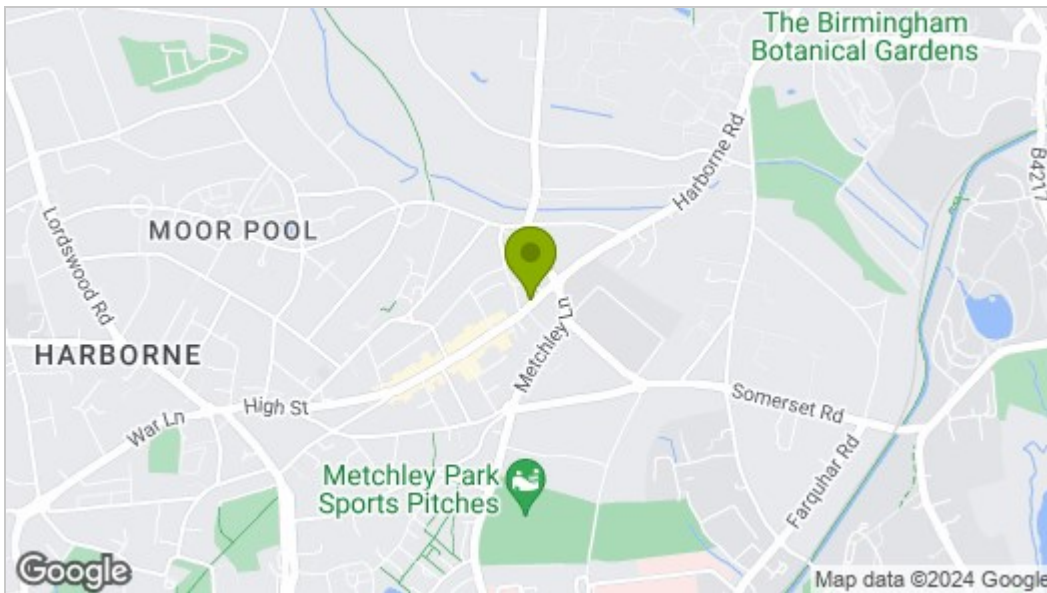
Approx Gross Internal Area  
62 sq m / 670 sq ft



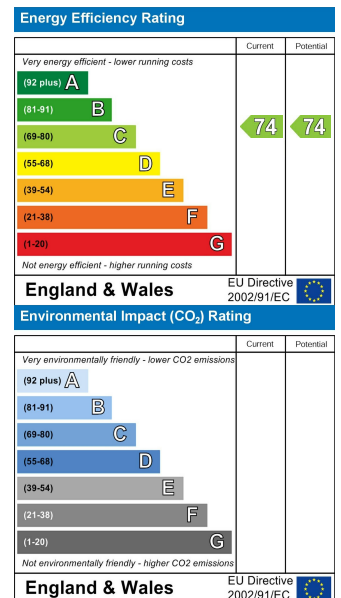
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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