



## 52 Harborne Central 266 High Street, Birmingham, B17 9PT

**Asking Price £240,000**

Spacious two bedroom first floor apartment located in the well regarded Harborne Central development situated on the Harborne High Street. Offered with no upward chain.

Approached via a secure entry the property opens into a large welcoming entrance hallway that gives access to a modern kitchen, generous living room, family bathroom, master bedroom with en-suite and second bedroom, both including built-in storage. The property also benefits from two secure gated parking spaces.

Located on the heart of the high street, Harborne Central has plenty of amenities right on the doorstep including a Marks and Spencer's food hall, Waitrose and a whole host of other retail outlets. There are also a wide range of quality bars and restaurants along the high street catering.

Harborne is a very highly regarded suburb of Birmingham thanks to it's proximity to both the Queen Elizabeth Hospital, Birmingham University and excellent links into the city centre.

The development is on the main bus route and there is free on street parking in the vicinity in addition to the 2 allocated spaces included. It is also very convenient for Birmingham's motorway network.

## Entrance Hall



Wood flooring, ceiling spotlight points, radiator, reasonably sized storage cupboard with plumbing for a washing machine, and doors leading to; Kitchen, living room, family bathroom, bedroom one and bedroom two.

## Kitchen



Wood flooring, ceiling spotlight points, radiator, integrated appliances, electric oven with hob and ample cupboard storage.

## Living Room



Wood flooring, double glazed window to front elevation, two radiators and ceiling light pendant.

## Bedroom One



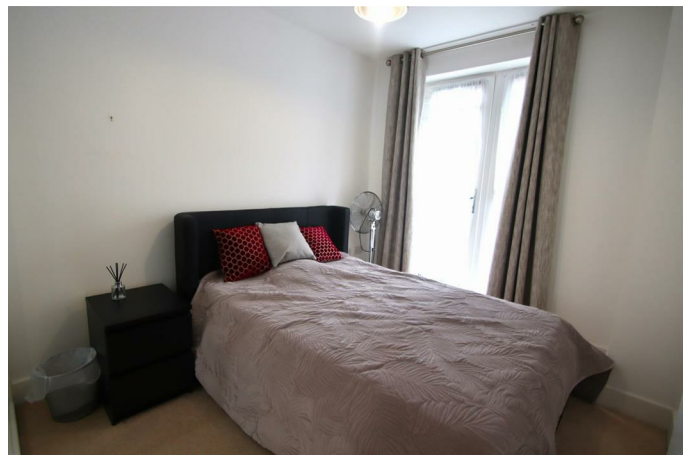
Carpeted flooring, double glazed window to front elevation, radiator, ceiling light pendant, built in wardrobe and door leading to; EN-Suite.

## EN-Suite



Wood flooring, heated towel rail, ceiling light point, shower cubicle, low flush W.C and hand wash basin with storage underneath.

## Bedroom Two



Carpeted flooring, double glazed window to front elevation, radiator, ceiling light pendant and built in wardrobe.

## Family Bathroom

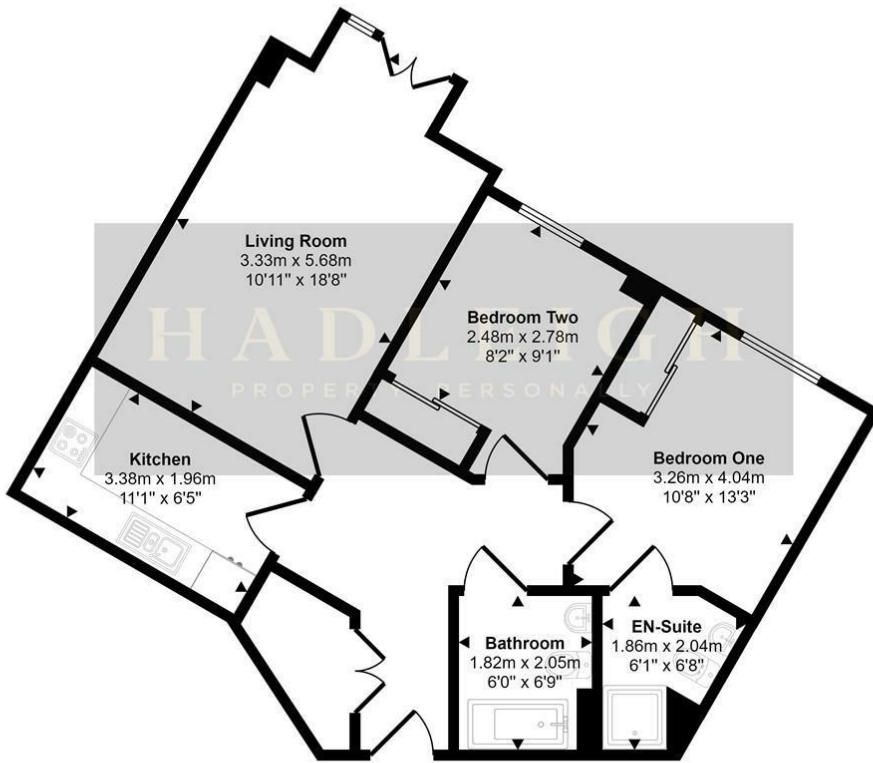


Tiled flooring, heated towel rail, ceiling spotlight points, bath with shower over, low flush W.C and hand wash basin with storage underneath.



# Floor Plan

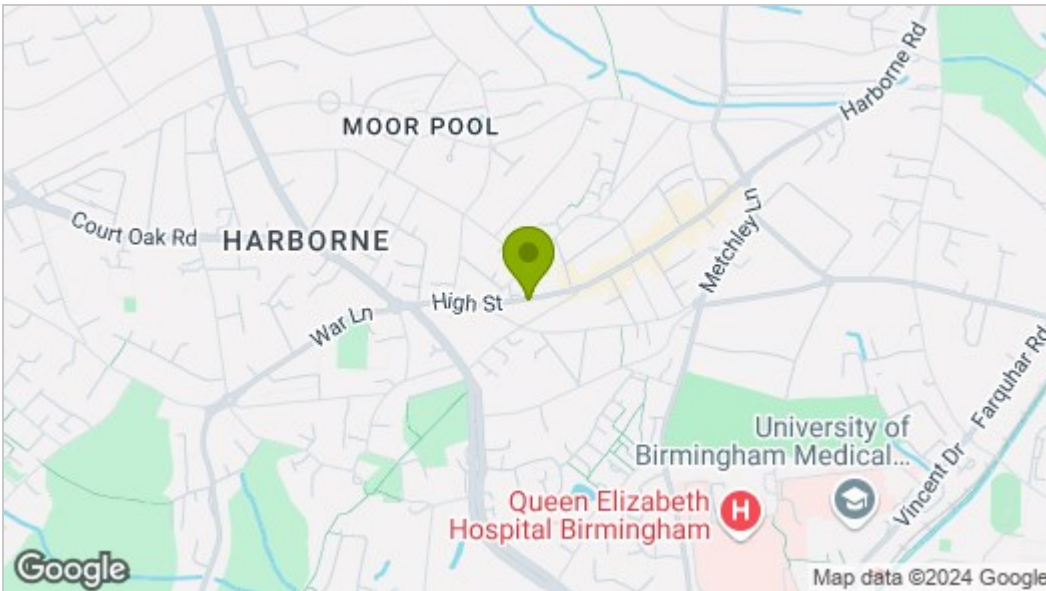
Approx Gross Internal Area  
65 sq m / 703 sq ft



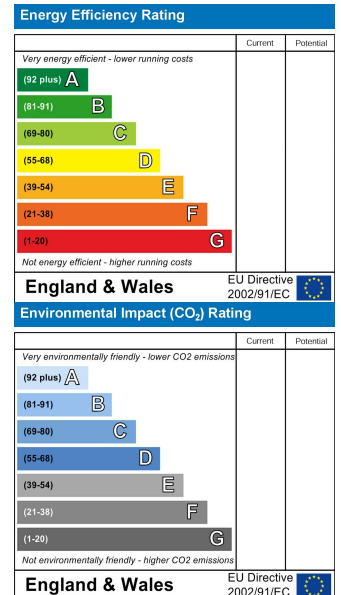
Floorplan

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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