

# Cottons

CHARTERED SURVEYORS

Flat 75 Sheepmoor Close, West  
Midlands, Birmingham, B17 8TD

Offers in the Region of  
**£179,950**



- Two bedrooms
- UPVC double glazing
- EPC Rating: TBC
- Furnished
- Gas Fire Central Heating
- Council Tax Band: C

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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Cottons is delighted to present this charming apartment, ideally situated on the bustling Hagley Road in the desirable Harborne area. This well-maintained property is perfect for first-time buyers, savvy investors, or anyone looking to downsize from their current residence. The apartment boasts two generously sized bedrooms, each thoughtfully fitted with wardrobes to maximize storage. The property is complemented by the warmth of gas central heating and UPVC double glazing throughout. The kitchen is outfitted with an oven, gas hob, extractor fan and also includes a washing machine, making it a functional space. The adjacent well-appointed bathroom featuring a wall-mounted electric shower, washbasin, and WC.

#### Property Tenure

Leasehold

189 years (less 11 days) from 25 March 1964

#### Council Tax Band

C

#### EPC Rating

TBC

#### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

#### Location.

This property is situated in the Harborne area bordering with Edgbaston, just off the Hagley Road.

3.6 miles from Five Ways Train station.

4.2 miles from Birmingham City Centre.

3.1 miles from Edgbaston reservoir.

3 miles from Queen Elizabeth Hospital.

## ACCOMMODATION

#### Entrance Hallway 16' 1" x 3' 2" (4.913m x 0.971m)

x2 Storage Closet's Gas fire central heating radiator with thermostatic radiator valve (TRV)

#### Living Room/Dining Room 15' 6" x 15' 6" (4.720m x 4.736m)

UPVC Double Glazing, Gas fire central heating radiator with thermostatic radiator valve (TRV)

#### Bedroom 1 11' 1" x 12' 4" (3.371m x 3.755m)

UPVC Double Glazing, Gas fire central heating radiator with thermostatic radiator valve (TRV)

#### Bedroom 2 13' 2" x 12' 4" (4.018m x 3.767m)

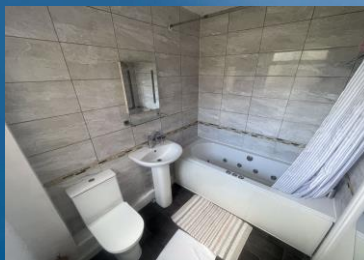
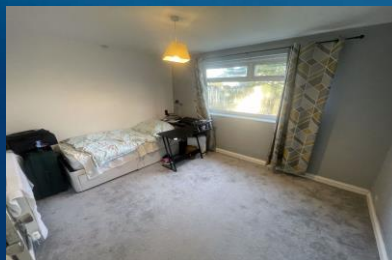
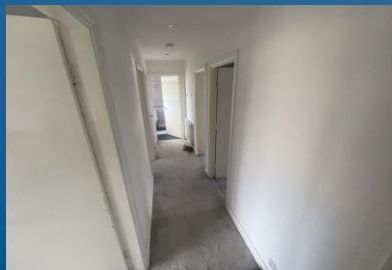
UPVC Double Glazing, Gas fire central heating radiator with thermostatic radiator valve (TRV)

#### Kitchen 8' 9" x 15' 2" (2.677m x 4.622m)

x2 Storage closets one of which contains the boiler, UPVC Double Glazing, washing machine, oven with gas hob and extractor fan.

#### Bathroom 5' 11" x 7' 4" (1.800m x 2.228m)

UPVC Double Glazing, Gas fire central heating radiator with thermostatic radiator valve (TRV), wall mounted electric shower, panel bath, wash basin and WC.



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