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Flat 2, The School Yard, 104A High Street, Harborne,
Birmingham, B17 9NJ

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Offers In The Region Of £230,000

A immaculate and deceptively spacious first floor apartment within this popular converted development on the doorstep of Harborne High Street. Providing high quality accommodation with high specification fixtures and fittings throughout. With securely gated parking and being sold with No Upward Chain.

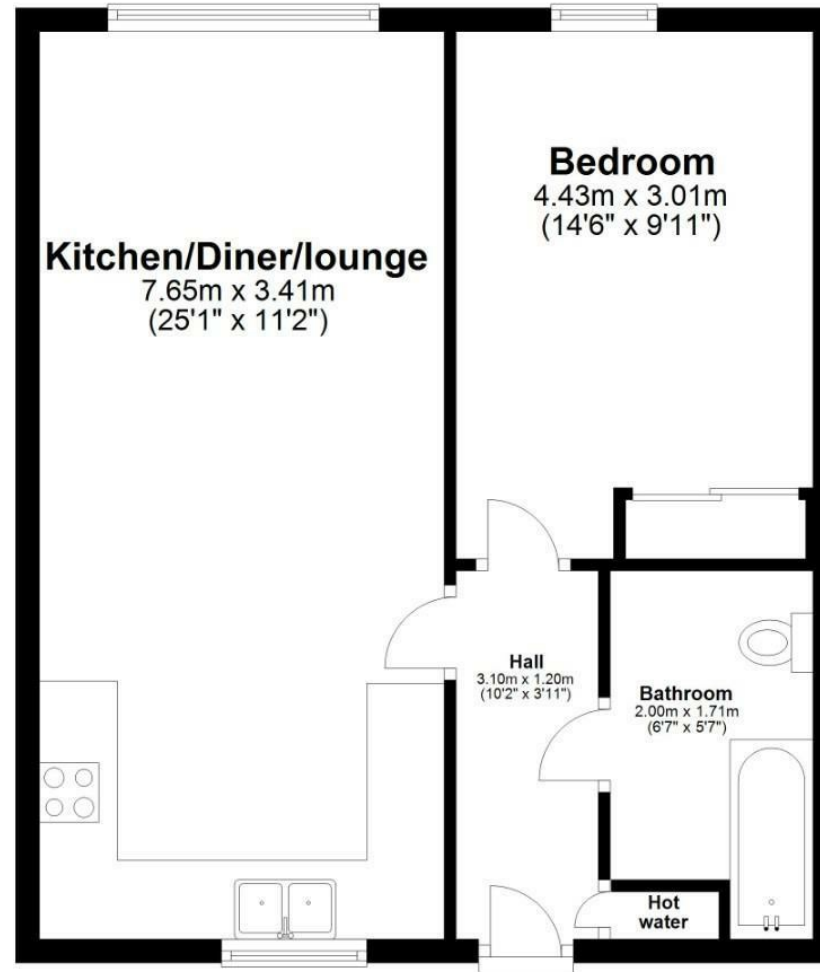
The property is tucked away just off the high street within a beautiful central courtyard and a number of eateries in immediate proximity. The development has secure entry and lift access and benefits from gas central heating and is fully double glazed. The inner decked landing provides an attractive communal area leading in to the apartment which briefly comprises entrance hall, spacious open plan living space with an integrated kitchen area, one large double bedroom completed with a family bathroom.

The iconic Schoolyard development is set directly on the highly sought-after Harborne High Street, renowned for its thriving village charm which provides a fantastic combination of high-end retailers, award winning restaurants, bars and cafe's. Harborne Pool and Fitness Centre is only a short distance away and the likes of Birmingham University, Queen Elizabeth Medical Complex and Birmingham City Centre are all within close proximity and easily accessible via many local transport links.

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Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Total area: approx. 49.8 sq. metres (536.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	80	80
	EU Directive 2002/91/EC	
	England & Wales	

Entrance Hallway

A large welcoming entrance hall provides access into all accommodation and provides video intercom system and maintenance cupboard.

Open Plan Lounge/Kitchen

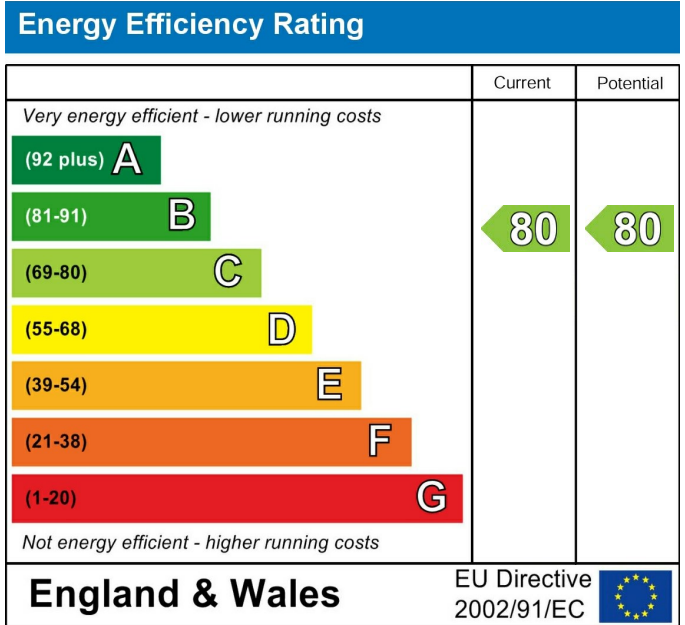
A fantastic open plan living space with dual aspect floor to ceiling windows providing plenty of natural light. The room provides ample space for dining and living room furniture with two central heating radiators, the fully integrated kitchen comprises an array of grey gloss wall and base level units, work surfaces, stainless steel sink and drainer with mixer tap, integrated 'Siemens' appliances include electric oven and hob with extraction unit above, fridge and freezer, dishwasher and washer dryer.

Bedroom One

A spacious double bedroom, comprising floor to ceiling window, built-in wardrobes and a central heating radiator.

Bathroom

A luxury bathroom suite with grey porcelain tiling and an obscure double glazed window to the front elevation, comprising low level WC, wall mounted wash hand basin, bath with chrome mixer taps and rain head shower above, chrome heated towel rail and extractor fan.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

