



## Old Church Road

Harborne, Birmingham, B17 0BB

Offers In The Region Of £280,000



- Superb First Floor Apartment in Quiet Development
- In Close Proximity to Harborne High Street
- Carport and Garage Included
- No Upward Chain

- Surrounded by Wonderfully Maintained Communal Grounds and Gardens
- Two Double Bedrooms
- Extended Lease
- EPC Rating - C

# Old Church Road

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A superbly presented first floor apartment tucked away in this quiet and highly desirable location on Old Church Road in Harborne, in close proximity to Harborne High Street. The deceptively spacious property provides two double bedrooms, with the additional benefit of a garage and carport, with access to a wonderful tranquil communal garden. Being Sold with No Upward Chain.

The property is surrounded by a wonderful green landscape, with a wealth of trees secluding the apartment and offering a peaceful and very private aspect, with St Peters Church and popular The Bell gastro-pub on the doorstep. Outside is visitors parking and an allocated carport leading to the garage.

The communal staircase leads to the property entrance and as you enter you are greeted by a welcoming centrally positioned hallway with plenty of storage including loft access. A spacious lounge dining room overlooks the communal gardens and has an opening through to the refitted kitchen via a feature arched service hatch. The kitchen comprises wall and base level units with complementary work surfaces and tiled splash-back, an integrated oven with electric hob and extractor fan with an integrated fridge freezer and dishwasher, in addition a separate utility room offers more work surface space and storage, with space and plumbing for washing machine. The two double bedrooms both include fitted wardrobes with the master bedroom including a partly tiled en-suite shower room. To complete the accommodation is a modern family bathroom, comprising WC, wash hand basin and bath with separate electric shower.

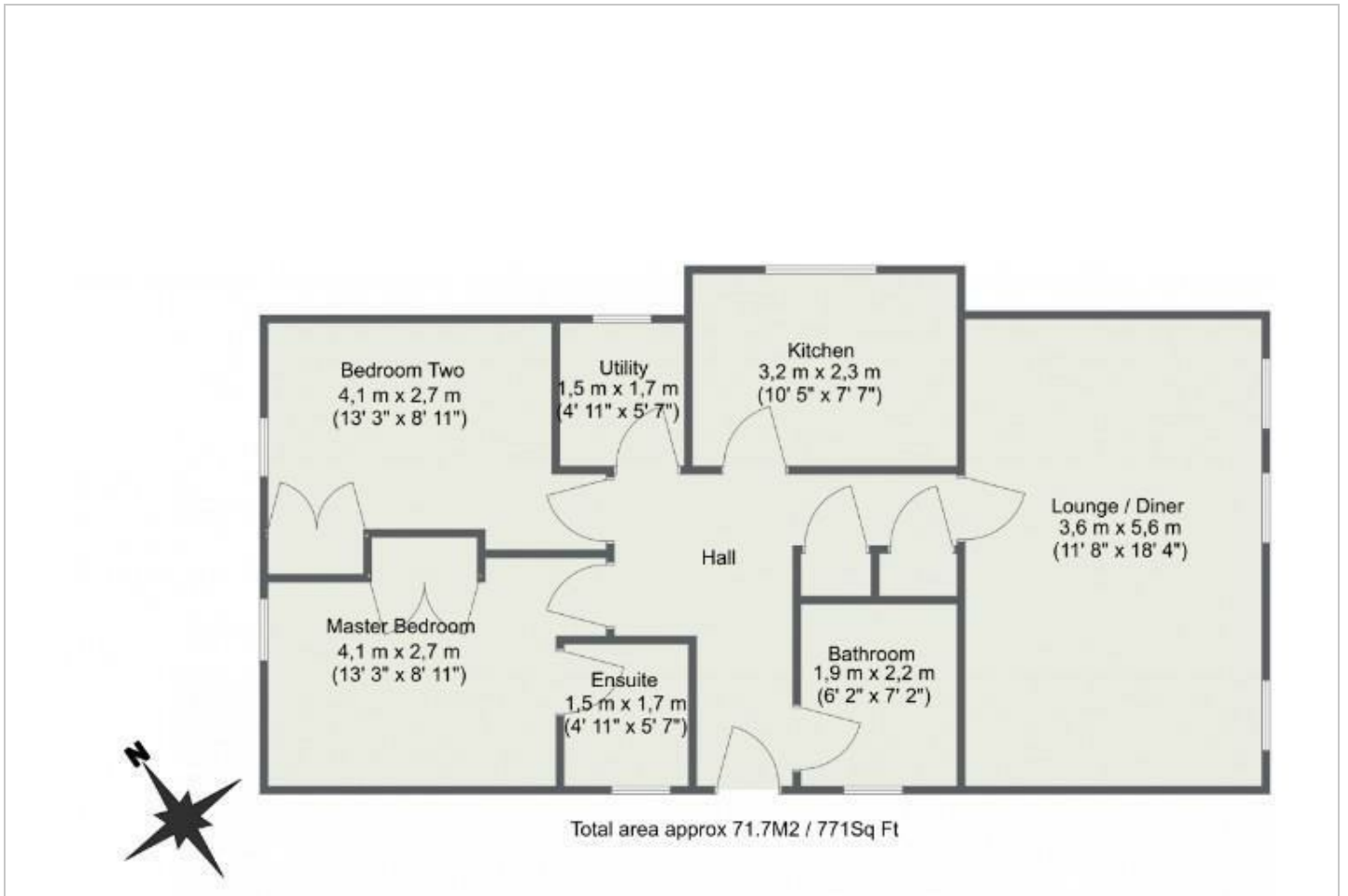
The property is situated in this quiet and highly desirable location which is ideally positioned to a number of local amenities. Harborne High Street is readily accessible and provides all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Centre, University of Birmingham and Birmingham City Centre are all easily accessible with a choice of local transport facilities, and leisure facilities such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby, with Harborne Church Farm Golf Course just a short distance away. The school catchment provides an array of fantastic infant and junior schools within the local area most notably St. Peters infant and junior schools just around the corner.

#### [Leasehold Information](#)

The property is leasehold and was recently extended to have 181 years remaining. The St Peters Court development consists of only three flats which are managed by the company 22 Old Church Road of which the three flat owners are all joint directors. Because of this there is no set ground rent or service charge payable, but small variable costs are payable each year as broken down below.

The annual costs for Flat 2 in 2023/24 were £338 for the electricity used in communal areas, £223.70 for Building insurance, £173 for company accounts and £304 for garden maintenance. The total amount payable equating to £1038.70 for the year. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).

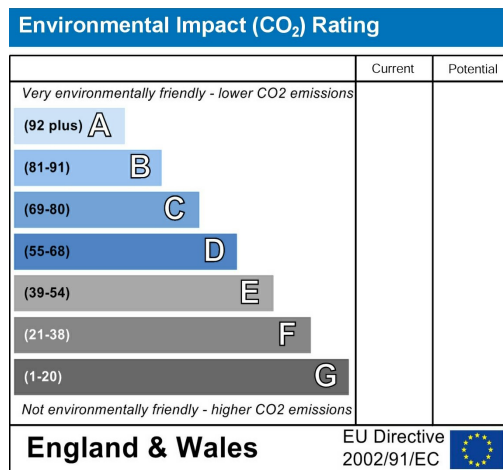
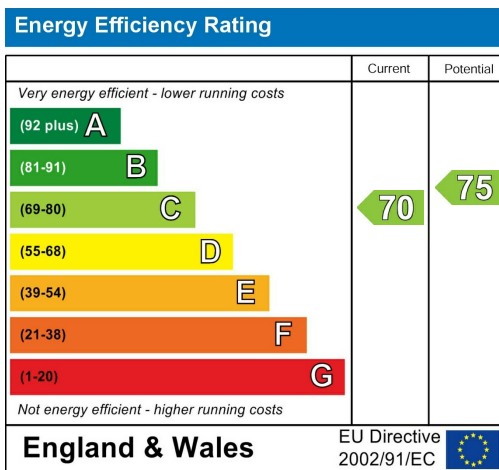
# Floorplan







## Energy Efficiency Graph



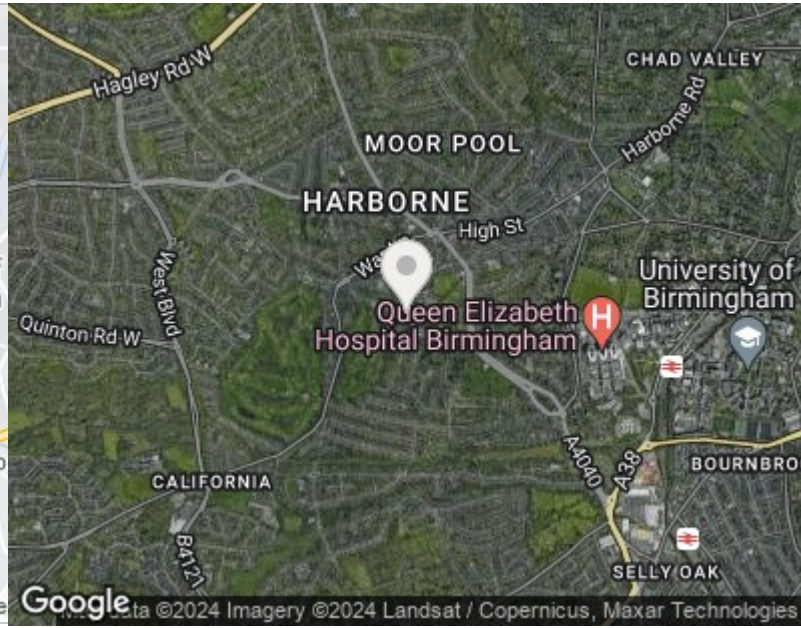
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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