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# The Lords, Lordswood Road, Birmingham

## Offers In Excess Of £190,000



A superbly maintained and spacious two bedroom apartment situated in this modern and highly desirable development in the centre of Harborne Village. This top floor property is ideally positioned for access to Queen Elizabeth Medical Complex and Birmingham University and benefits from a securely gated off-street parking space. Being Sold with No Upward Chain.

The property is accessible via a secure communal entrance from both the front and rear of the development with stair access leading to the first floor where the property is situated. The development includes a secure car park for residents and communal gardens to the rear.

The apartment is completely double glazed and provides electric based storage heating. As you enter the property a welcoming hallway provides ample storage with access into all of the accommodation, a light and spacious lounge provides space for both living and dining room furniture, a separate kitchen provides matching units and complimentary work surfaces, with fully integrated appliances to include fridge, oven and electric hob with extractor, washer dryer and dishwasher.

The two double bedrooms provide excellent space for a double bed, both including beautifully fitted wardrobes. The master room includes an en-suite shower room with walk-in shower, the property is completed with a three piece partly tiled bathroom which includes a bath with a shower attachment.

The property is situated at the top of Harborne High street, highly regarded with local residents for its fantastic array of local amenities, including its boutique shops and high end supermarkets along with its eateries and local pubs that provide for a vibrant and bustling night life. A leisure centre is situated just opposite the development and convenient local transport links operate regularly providing direct access to Birmingham City Centre.

110 Station Road, Harborne, Birmingham, B17 9LS | 0121 647 4233  
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## KEY FEATURES

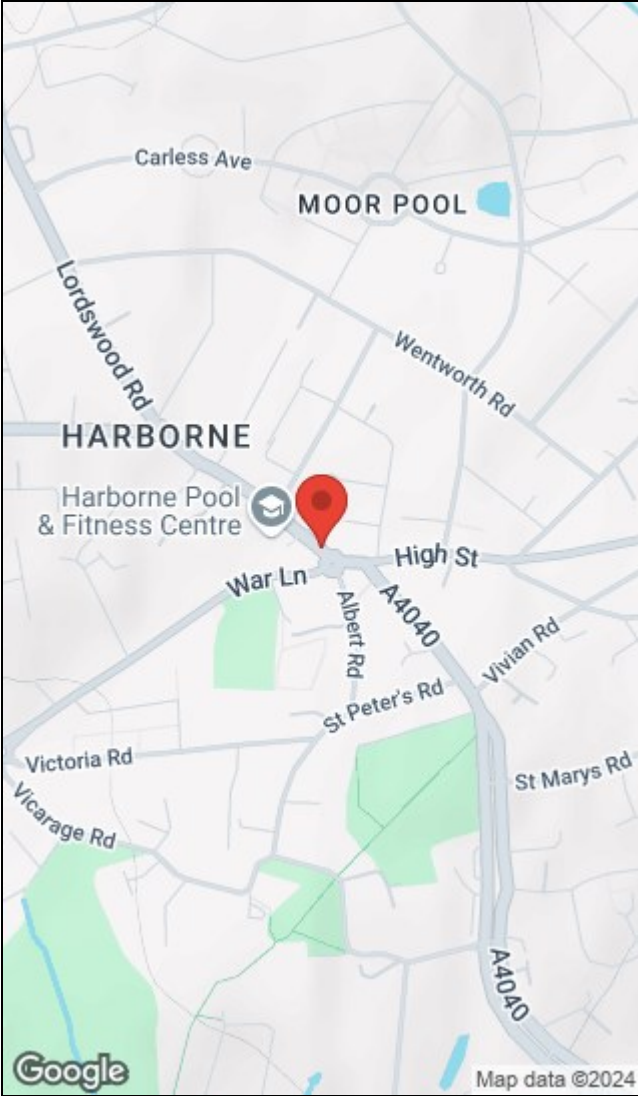
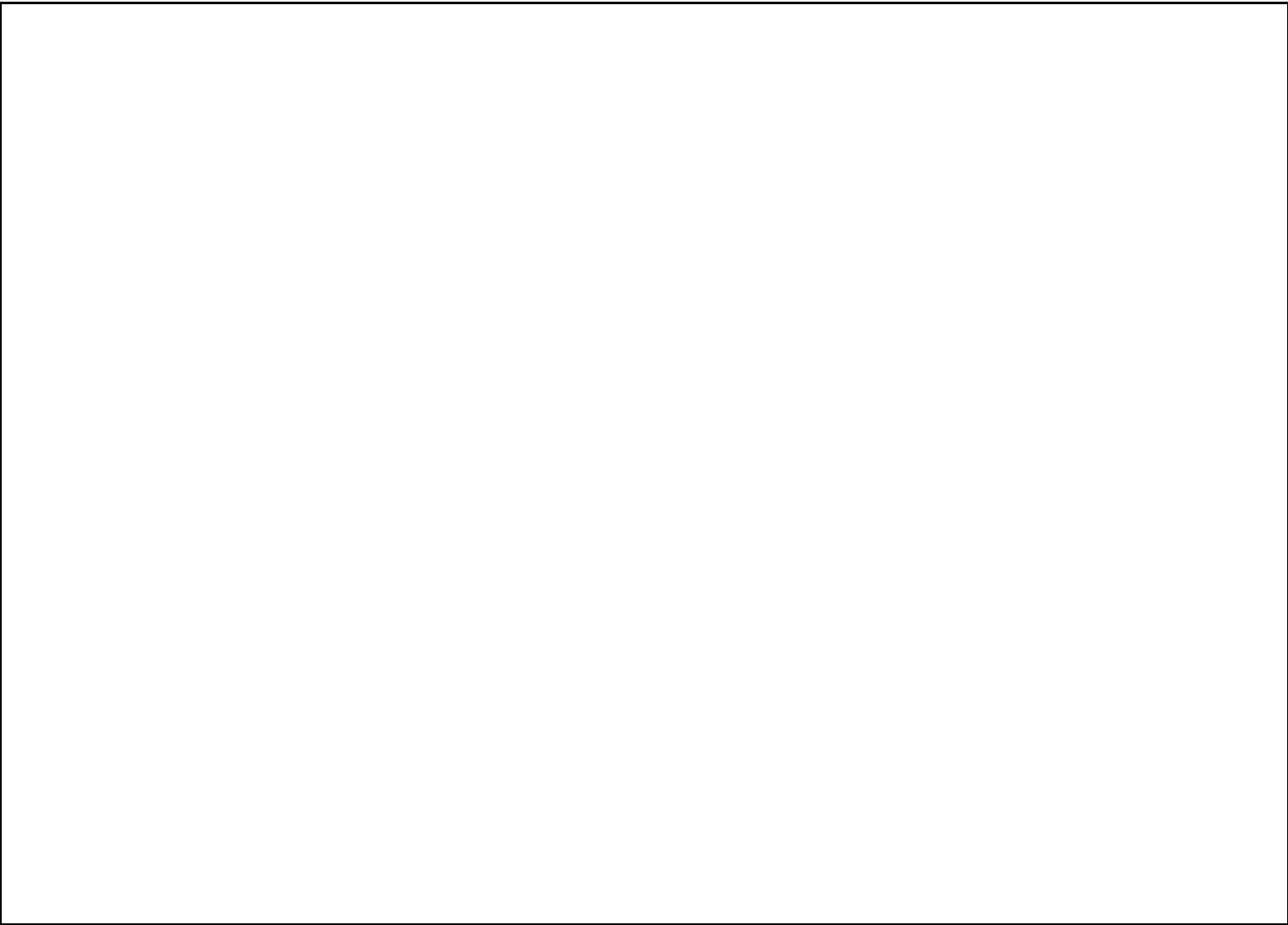
- Spacious Top Floor Apartment in Popular Modern Development
  - Central Harborne Location
  - Two Bedroom Two Bathroom
- Off-Street Allocated Parking Space Included
  - Long Lease Remaining
- Excellent Access to QE Medical Complex and Birmingham University
  - No Upward Chain
  - EPC Rating - C











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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