



## Sheepmoor Close, Harborne, Birmingham, B17 8TD

- Beautifully Presented First Floor Apartment
- Popular Location in Close Proximity to Lightwoods Park and Warley Woods
- Extended Lease
- No Upward Chain
- Two Double Bedrooms
- Garage Included
- Excellent Access Links to Harborne High Street and Birmingham City Centre
- EPC Rating - C

**Offers In The Region Of £175,000**



# Sheepmoor Close, Harborne, Birmingham, B17 8TD

## DESCRIPTION

A beautifully presented and spacious apartment situated within this quiet cul-de-sac location in Harborne. The property is located on the first floor of this popular development providing convenient access to Birmingham City Centre and Harborne Village. The property additionally benefits from its own separate garage and an extended lease. Being Sold with No Upward Chain.

The property is tastefully decorated throughout and includes gas central heating and double glazing.

The property is accessible from a secure communal entrance which provides stairs to the first floor where the property is situated.

The internal accommodation comprises entrance hallway, with a spacious living area providing ample space for both living and dining room furniture. A separate kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, with an integrated oven and grill with gas hob and extractor unit and additional space for all other freestanding kitchen appliances.

The apartment is completed with two spacious double bedrooms both providing built-in wardrobes and a fully tiled bathroom suite with WC, pedestal wash hand basin and bath with separate electric shower.

To the outside across the whole development is a host of green and wonderfully maintained communal grounds, full of trees and mature flowerbeds, there also is a garage en-bloc.

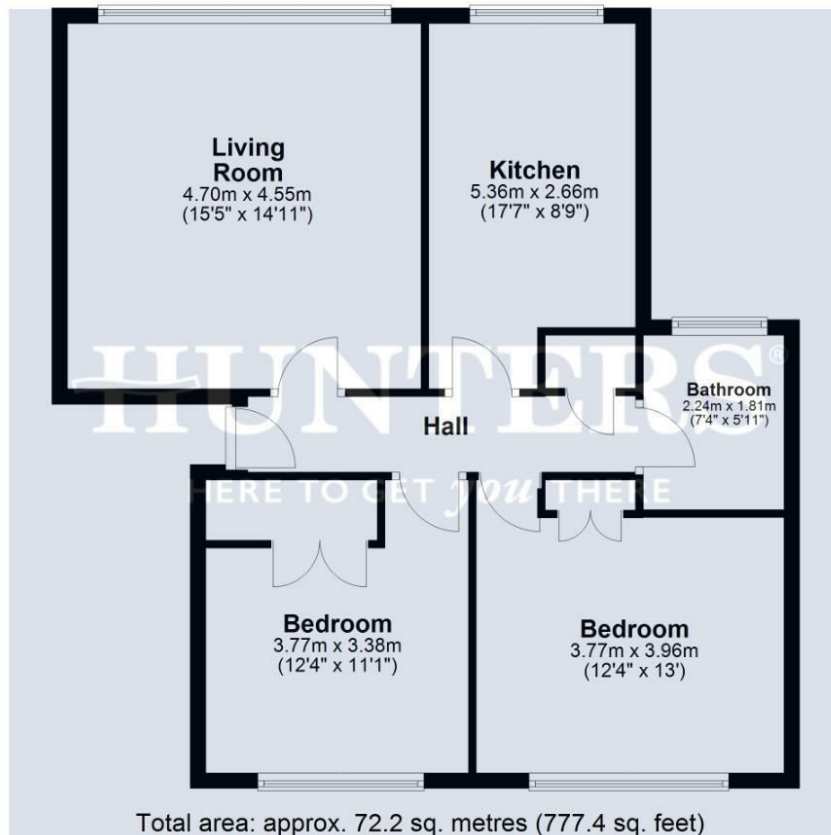
The property is superbly located on the doorstep of the Hagley Road (A456) which provides convenient access and transport links to wide array of locations, most notably the QE Medical Complex, Harborne High Street and Birmingham City Centre. Harborne High Street provides a plethora of shops and high end supermarkets, along with a host of award winning bars and restaurants and a fantastic local cafe culture.





## Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

**51 Sheepmoor Close, Harborne**

### Viewings

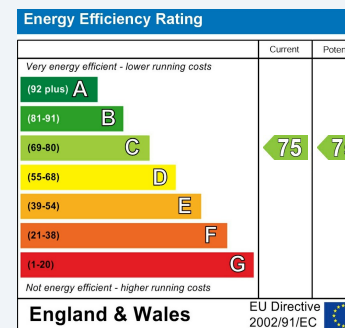
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.