



Flat 2 Yewdale 196 Harborne Park Road, Birmingham, B17 0BP

**Asking Price £225,000**

Hadleigh Estate Agents are delighted to offer this spacious ground floor apartment for sale, benefitting from no upward chain. Located within the ever popular Yewdale development.

The property boasts move in ready accommodation and further boasts garage en-bloc. In brief the apartment comprises of, spacious and welcoming entrance hallway giving access to all rooms. Large lounge, having the added benefit of a private balcony. Fitted kitchen, modern shower room and two double bedrooms, with the master bedroom offering an en-suite bathroom.

## Location



Being set within well maintained grounds, Yewdale is conveniently located for all Harborne has to offer. The nearby High Street boasts award winning restaurants, bars and supermarkets including Waitrose and Marks and Spencer Foodhall. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Leisure facilities include Harborne Leisure Centre, Harborne Golf Club and Edgbaston Priory.

## Hallway



Spacious entrance hallway benefitting from storage cupboard, coving and ceiling Rose. Solid wood front door, carpeted flooring and ceiling light point.

## Lounge Diner



An excellent lounge diner, boasting patio doors leading to a private balcony, further benefitting from dual aspect glazing allowing for ample light to flood the room. Ceiling light point, wall lights, coving and ceiling Rose. Feature fireplace, radiator and carpeted flooring.

## Kitchen



Fitted kitchen benefitting from a range of base and wall units, plumbing for utilities including washing machine and dishwasher. Integrated oven, hob and extractor over, stainless steel sink and drainer unit. Windows to the side elevation, partially tiled splashbacks and housing boiler.

## Master Bedroom



An excellent master bedroom boasting en-suite bathroom, bay window and fitted wardrobes. Radiator, ceiling fan and carpeted flooring.

## En-suite Bathroom



Modern bathroom suite with floor to ceiling tiling, low level flush WC, floating hand wash basin and fitted bath. Storage cupboard, mirrored radiator and ceiling light point.

## Bedroom Two



Double bedroom with fitted wardrobes, window to the front elevation, radiator, carpeted flooring and ceiling light point.

## Shower Room



Modern shower room with walk in shower cubicle, low level flush WC and hand wash basin. Towel radiator, floor to ceiling tiles and ceiling spotlights.

## General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

EPC - C

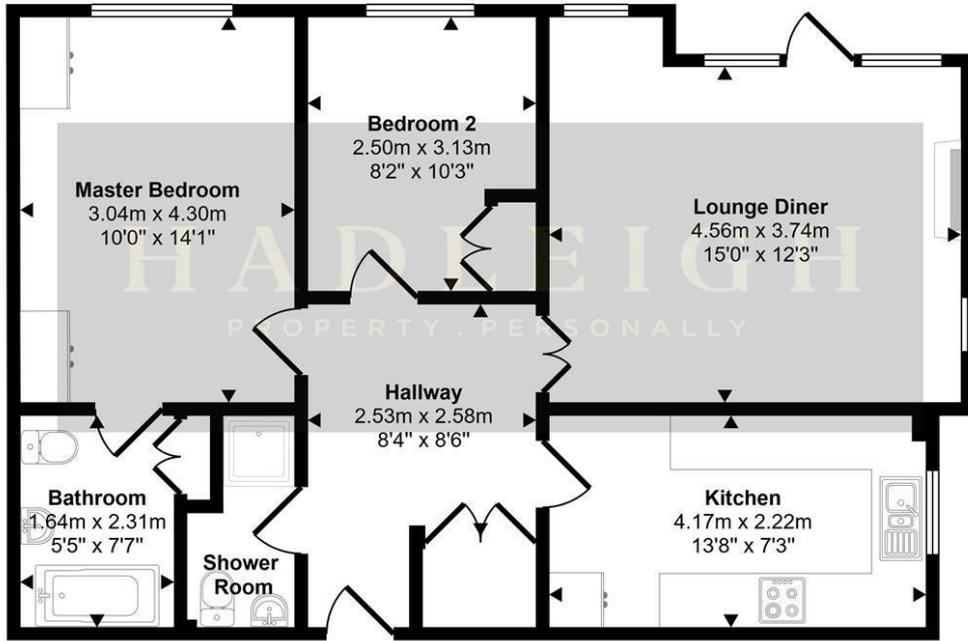
Council Tax Band - D

Lease remaining: 139 years approx.

Service Charge: £2750 per annum, payable half yearly.

# Floor Plan

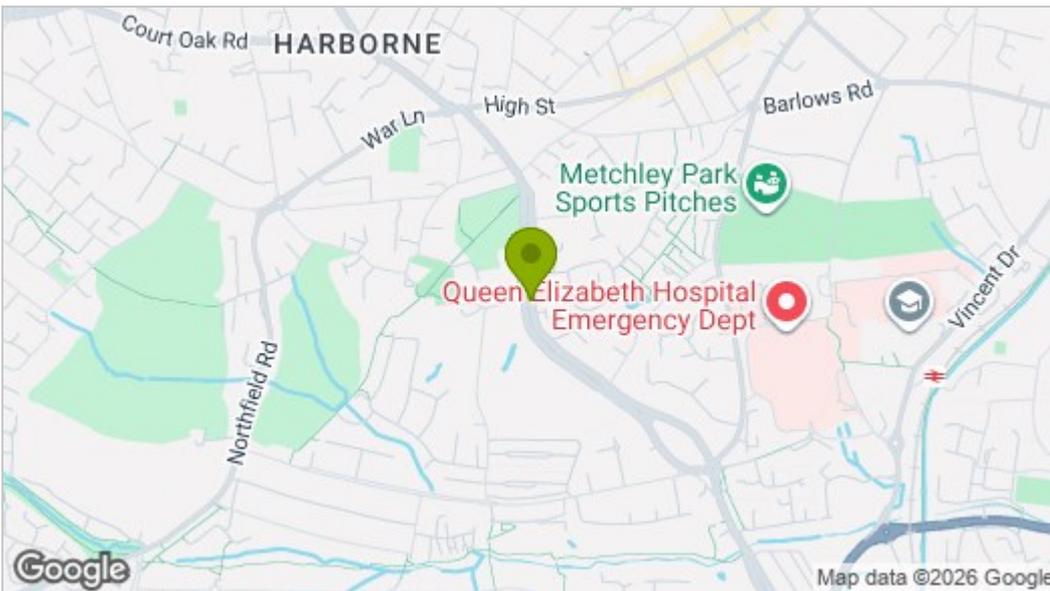
Approx Gross Internal Area  
67 sq m / 724 sq ft



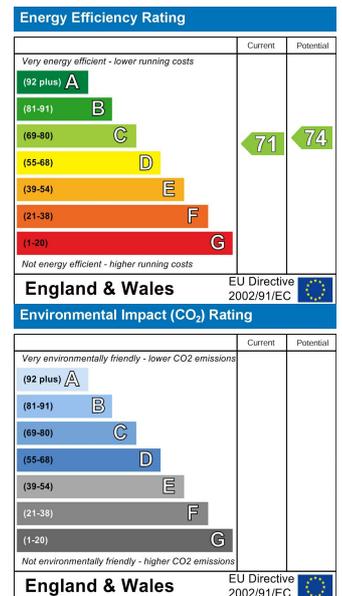
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.