



## Northfield Road, Harborne, Birmingham, B17 0TZ

- Ground Floor Apartment in Prime Harborne Location
- Within Close Proximity to Harborne High Street
- Long Lease Term
- No Upward Chain
- Two Double Bedrooms
- Two Securely Allocated Parking Spaces and Communal Gardens
- Excellent and Convenient Access to QE Medical Complex and Birmingham University
- EPC Rating - B

**Offers In The Region Of £175,000**



# Northfield Road, Harborne, Birmingham, B17 0TZ

## DESCRIPTION

An immaculately presented ground floor apartment located in this modern development in central Harborne within excellent proximity to Harborne High Street. The property includes two double bedrooms and benefits from two allocated off-street parking spaces and a communal garden for outdoor space. Being Sold with No Upward Chain

The property is accessible via a secure communal entrance door. As you enter the property you are greeted with a welcoming hallway that provides access to all accommodation and some integrated storage. There is a spacious open-plan kitchen living space overlooking the front that provides space for both living and dining room furniture, the modern kitchen area boasts fully integrated appliances which includes oven and grill with gas hob and extractor above, dishwasher, fridge and freezer and washer dryer. Across the hallway are two generously sized double bedrooms and they are complimented with a modern partly tiled bathroom suite WC, vanity sink unit, bath with mixer taps and separate electric shower above, chrome heated towel rail and extractor fan. At the rear of the property behind the secure FOB controlled gates is secluded and landscaped communal gardens offering a lovely lawn area and outside space for residents with the two parking spaces to the rear of the development.

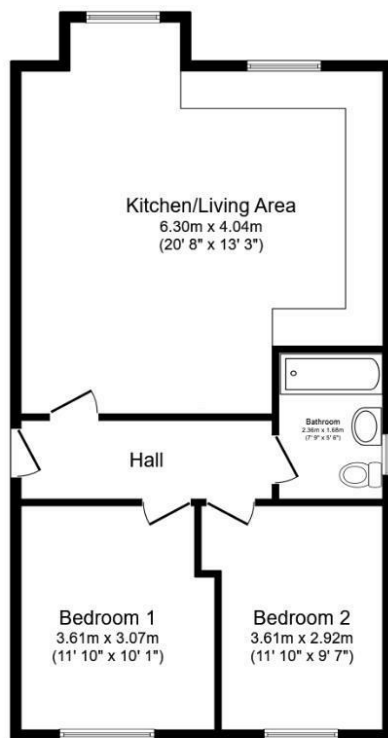
The apartment situated in close proximity to Harborne High Street renowned for its excellent shopping facilities, award winning eateries and café culture. The Queen Elizabeth Medical Complex and Birmingham University are readily accessible and leisure facilities close-by include Harborne Pool and Fitness Centre, Harborne Church Farm Golf Course and Harborne Golf Club. There is also excellent public transport facilities to Birmingham City Centre and a variety of excellent schools for children of all ages.











**Floor Plan**

Floor area 63.0 sq.m. (678 sq.ft.)

Total floor area: 63.0 sq.m. (678 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

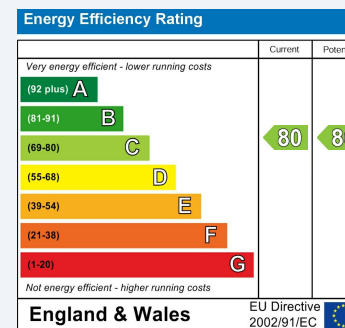
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.