



Ferncliffe Road, Birmingham B17 0QJ

welcome to

Ferncliffe Road, Birmingham

**** THREE - BEDROOM APARTMENT *** B17 HARBORNE *** CLOSE TO AMENITIES *** STONE'S THROW FROM QUEEN ELIZABETH HOSPITAL AND UNIVERSITY OF BIRMINGHAM *** BEAUTIFUL KITCHEN *** GENEROUS LIVING ROOM *** OFFICE *** COMMUNAL GARDENS ****

Agent Note

This property is council tax band A.

Entrance

Communal lobby.

Entrance Hall

Intercom entry system.

Study

8' x 5' (2.44m x 1.52m)

Double glazed window, central heating radiator.

Lounge

17' x 9' (5.18m x 2.74m)

Double glazed windows, central heating radiator.

Kitchen

12' 1" x 8' (3.68m x 2.44m)

Double glazed window, range of wall & base units with worktops over, stainless steel sink & drainer with mixer tap, extractor hood, induction hob, breakfast bar, tiled splash-back, walk in pantry with plumbing for utilities.

Bedroom 1

10' x 7' (3.05m x 2.13m)

Double glazed window, central heating radiator.

Bedroom 2

13' x 9' 1" (3.96m x 2.77m)

Double glazed window, central heating radiator.

Bedroom 3

10' x 6' 1" (3.05m x 1.85m)

Double glazed window, central heating radiator

Bathroom

Double glazed frosted windows to study, heated towel rail, bath with shower over, low level flush w/c, wash hand basin with mixer tap, built in storage.

Garden

Communal grounds.

Parking

On-street parking.





view this property online shipways.co.uk/Property/HBN111983



welcome to

Ferndcliffe Road, Birmingham

- Three-bedrooms.
- B17 Harborne.
- Close to amenities.
- Queen Elizabeth Hospital nearby.
- Beautiful kitchen.

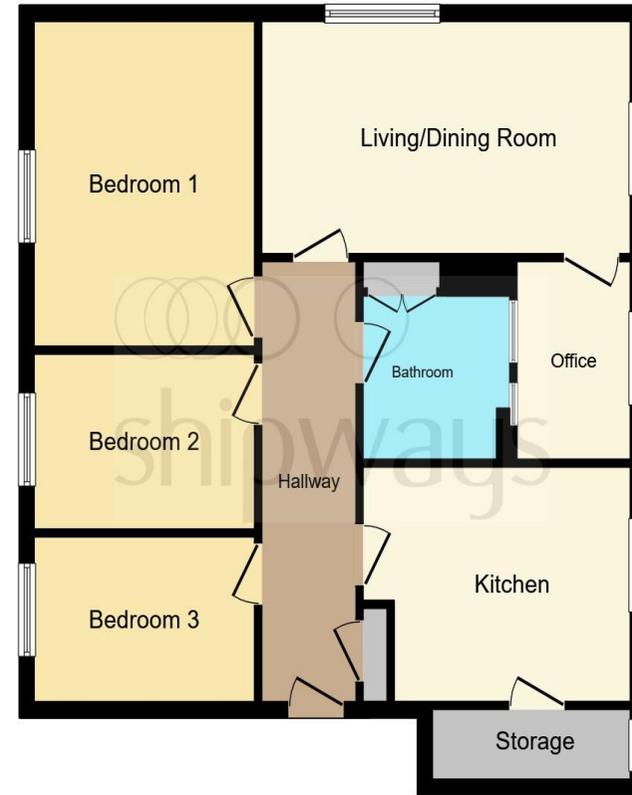
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 547.53

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

view this property online shipways.co.uk/Property/HBN111983



Property Ref:
HBN111983 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk