



3 Fellows Lane, Birmingham, B17 9TS

£219,950

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Offered with no upward chain, situated on the first floor and being set within a modern development. Located on the corner of Fellows Lane and Court Oak Road.

The apartment block has recently had full fibre broadband installed and further benefits from a spacious and open plan lounge, diner and kitchen area. Boasting Juliet balcony and gas central heating running throughout. Two double bedrooms, along with master en-suite and family bathroom. Further adding to the property is secure gated parking and communal gardens.

Location



FELLOWS LANE is a highly desirable location which is situated within close proximity to Harborne High Street with its excellent shopping, café and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are readily accessible and there are excellent schools for children of all ages.

Hallway

Carpeted flooring, central heating radiator, ceiling light points, secure entry intercom phone and internal storage cupboard.

Kitchen



Fitted kitchen with a range of wall and base units, benefitting from under unit lighting. 1½ bowl sink with drainer, plumbing for washing machine and dishwasher. Space for fridge freezer and ceiling light point. Double glazed window to rear elevation and integrated oven.

Lounge Diner



Spacious reception room with double glazed patio doors to the rear elevation, opening onto Juliet balcony overlooking communal gardens. Two central heating radiators, two ceiling light points and allowing for separate dining area.

Master Bedroom



Spacious master bedroom with double glazed bay window to front elevation, two ceiling light points and central heating radiator. The master bedroom further benefits from access to own en-suite.

En-suite



Partly tiled en-suite with shower cubicle and electric shower, low level WC, wash hand basin, central heating radiator, extractor fan and ceiling spotlights.

Bedroom Two



Double bedroom, benefitting from two double glazed windows to the front elevation, central heating radiator and ceiling light point.

Bathroom



Partly tiled with double glazed window to front elevation, low level WC, wash hand basin, panelled bath with handheld shower, central heating radiator, ceiling light point and extractor fan.

General Information

We have been advised the following lease information.

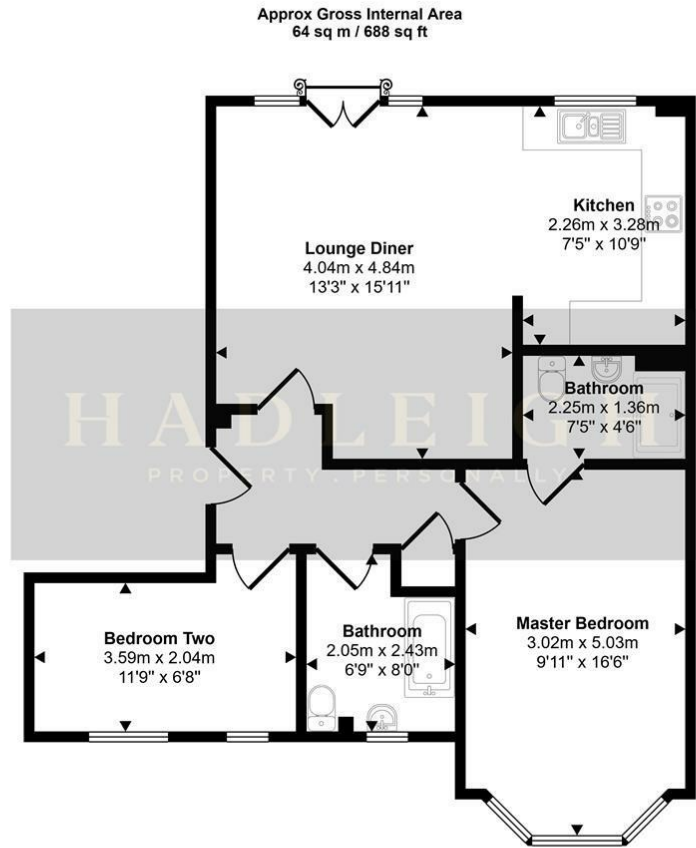
Lease term: 250 years from 2007

Annual ground rent: £245

Annual service charge: £3050

Please be advised to confirm this information with your legal representative as Hadleigh Estate Agents cannot be held accountable.

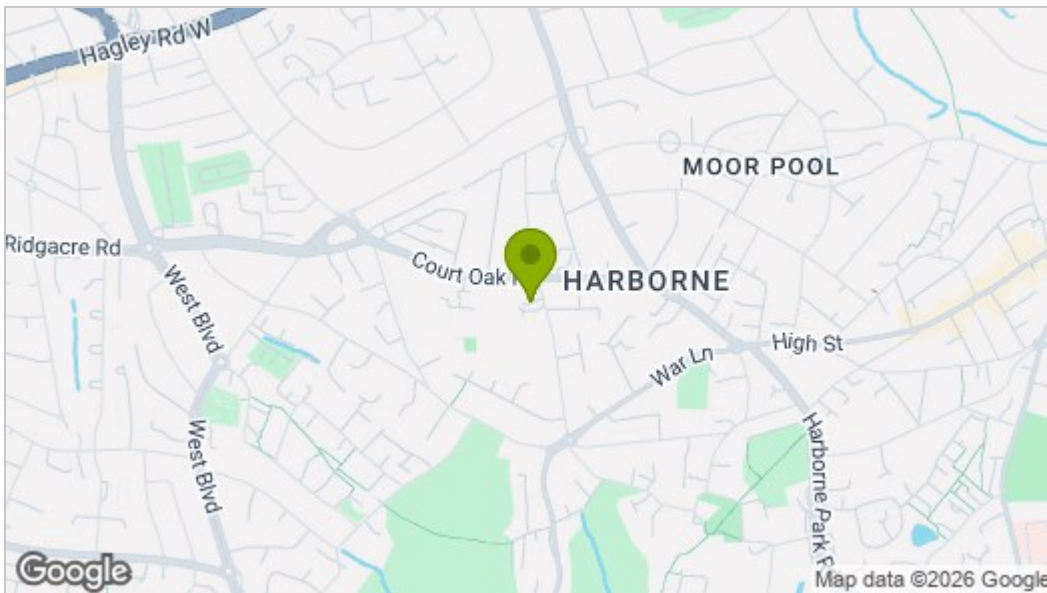
Floor Plan



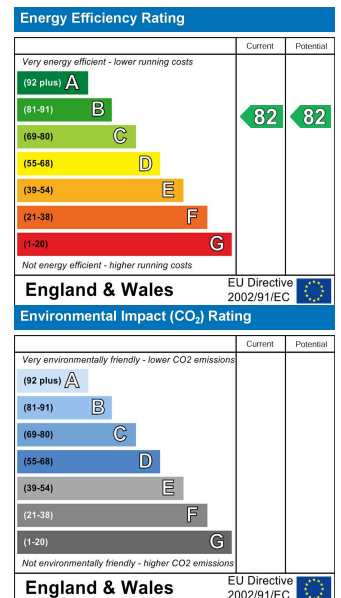
Floorplan

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.