Grove.

FIND YOUR HOME



Flat 11 The School Yard 104a High Street
Harborne,
Birmingham
B17 9NJ

Offers Over £300,000

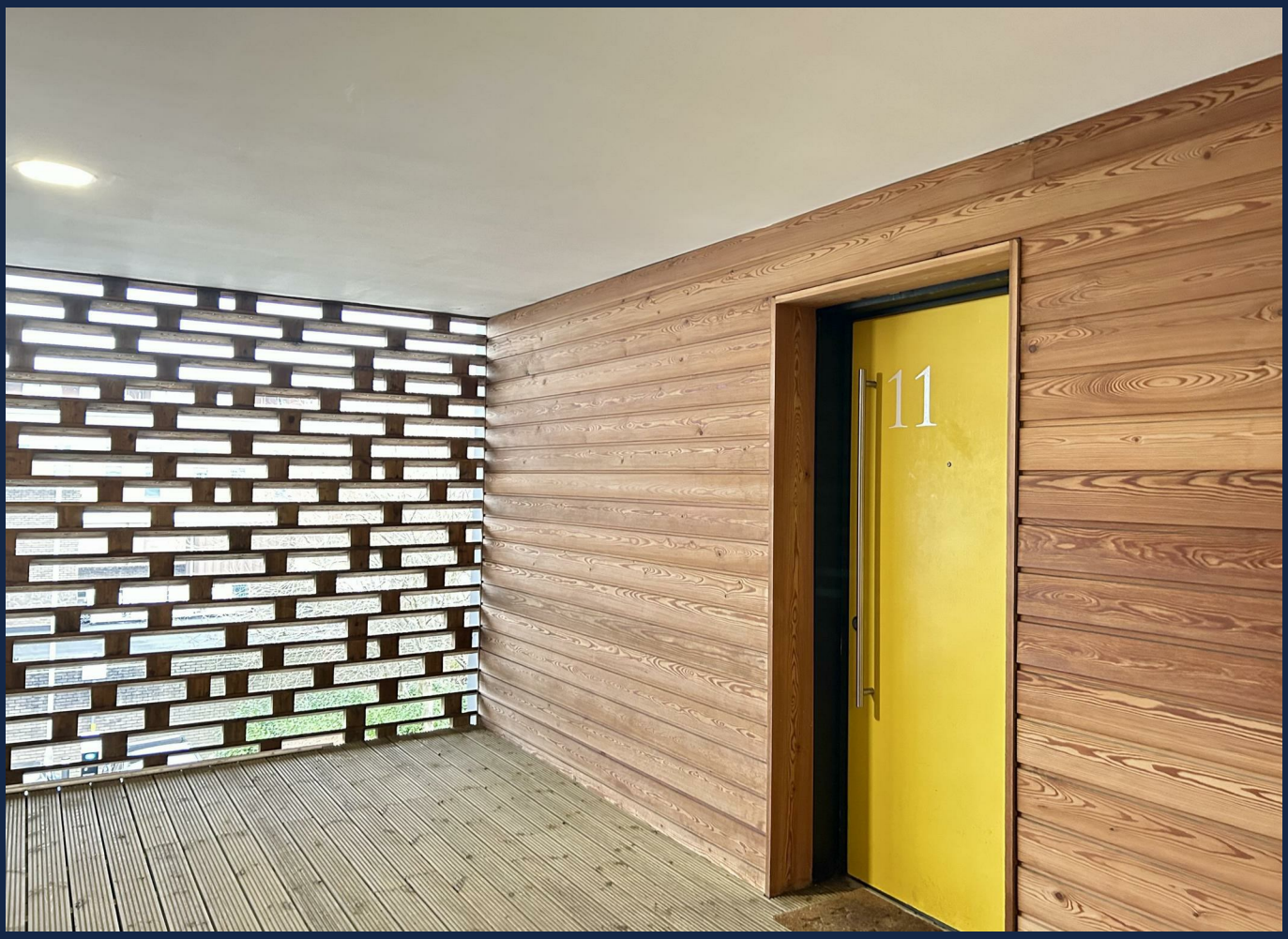


OFFERED WITH NO UPWARD CHAIN!

A two bedroom flat located on the second floor of the contemporary residential building of The School Yard, within the former school playground, which made the second phase of the award winning Harborne development. The zinc clad building includes securely gated parking with one allocated space, a lift and well maintained communal areas. The property is located in a courtyard, just behind Harborne High Street. This added convenience allows for easy access to the surrounding amenities and attractions that Harborne has to offer. Living in Harborne means you are just a stone's throw away from a variety of shops, cafes, and award winning restaurants, making it a lively and desirable neighbourhood. The area is well-connected to public transport, providing easy access to Birmingham city centre and beyond.

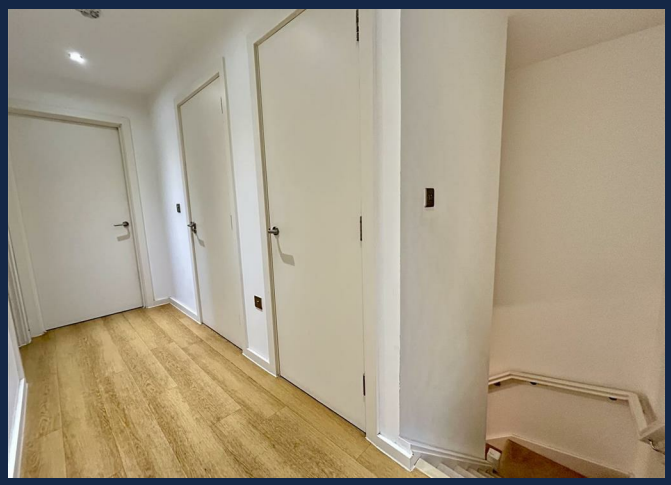
The property has a communal entrance from the courtyard and also from the secure private car park and then can be accessed by lift or stairs to the second floor. Through the front door is an entrance hall with access to the downstairs w.c.. The rest of the accommodation can be reached by stairs and provides access to the open plan lounge-kitchen with aircon, two bedrooms with privacy tinted film on the windows, a bathroom and airing cupboard housing the air source heat pump. The reception room offers double opening doors onto the terrace and is dual aspect with a further privacy tinted window.

This luxury apartment is perfect for professionals or those looking to downsize without compromising on quality of life. With its prime location, spacious layout, and modern amenities, this property is a wonderful opportunity to embrace a vibrant lifestyle in one of Birmingham's most sought-after areas. Don't miss the chance to make this delightful apartment your new home. EPC=C


11


















Approach
The zinc clad building can be reached through the courtyard off the High Street having security intercom access, or by car access direct into the ground floor private residents car park. The flat entrance is on the second floor and can be reached by stairs or lift.

Entrance hall
Via private entrance hall with security intercom system, door to downstairs w.c., stairs to first floor.

Downstairs w.c.
Half height wall tiling, wash hand basin with mixer tap and low level flush w.c.

First floor landing
Spotlights to ceiling, wooden flooring, doors radiating to two bedrooms, storage cupboard and bathroom.

Open plan lounge kitchen 17'0" max11'9" min x 25'11" max 11'9" min (5.2 max3.6 min x 7.9 max 3.6 min)
Double glazed patio door to terrace with double glazed windows to either side, double glazed window to rear, air conditioning unit, three heating radiators, complementary matching high gloss wall and base units with integrated oven and hob over, extractor fan, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, washer/dryer, fridge and freezer.
















PEAKY BLINDERS
SCHOLES
18
SHARP









Bathroom
Bath with shower and shower screen over, wash hand basin with mixer tap, low level flush w.c., vertical heating towel rail, double glazed obscured window, tiling to two walls which match the floor tiling.

Bedroom one 13'5" x 9'10" (4.1 x 3.0)
Two double glazed windows, heating radiator, fitted wardrobes.

Bedroom two 8'10" x 13'5" (2.7 x 4.1)
Double glazed window, heating radiator, fitted wardrobes.

Airing cupboard
Housing fuse box, heat source air pump.

Secure car parking
Allocated space for one vehicle. Parking is accessed via the communal ground floor hall or gated vehicle access.

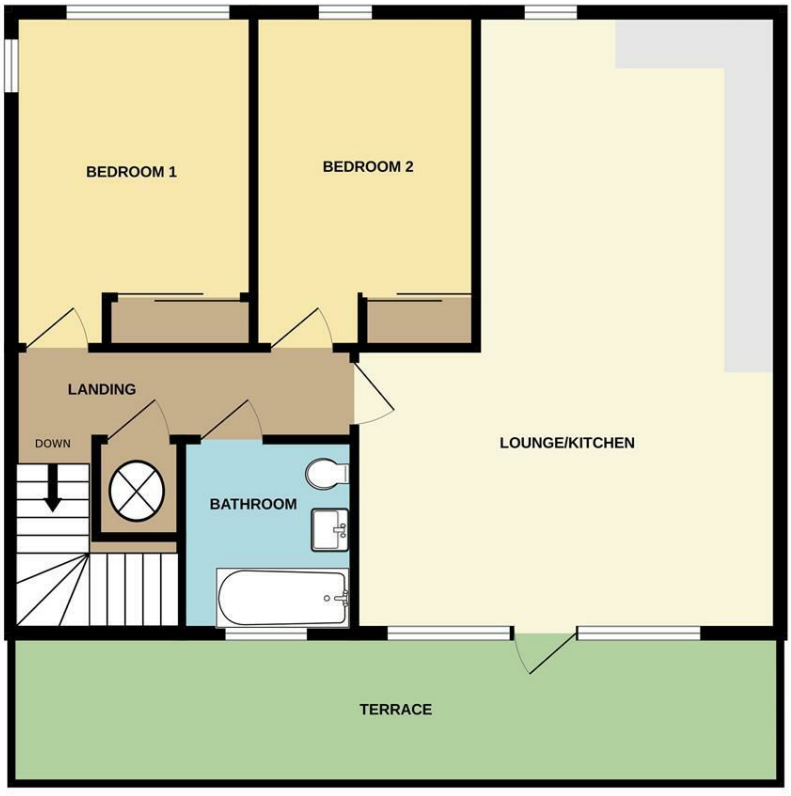
Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 125 years with 116 years remaining. The annual ground rent is £450.00. The service charge is £1,865 half yearly.

Council Tax Banding
Tax Band is D

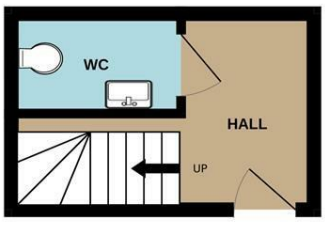
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will



2ND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



ENTRANCE FLOOR
97 sq.ft. (9.0 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Important Notice

1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.

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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk