



## Flat 2, Yewdale, 196 Harborne Park Road

£225,000 Leasehold

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.

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### **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. 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.

### **Entrance 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.



Council Tax band: D

Tenure: Leasehold

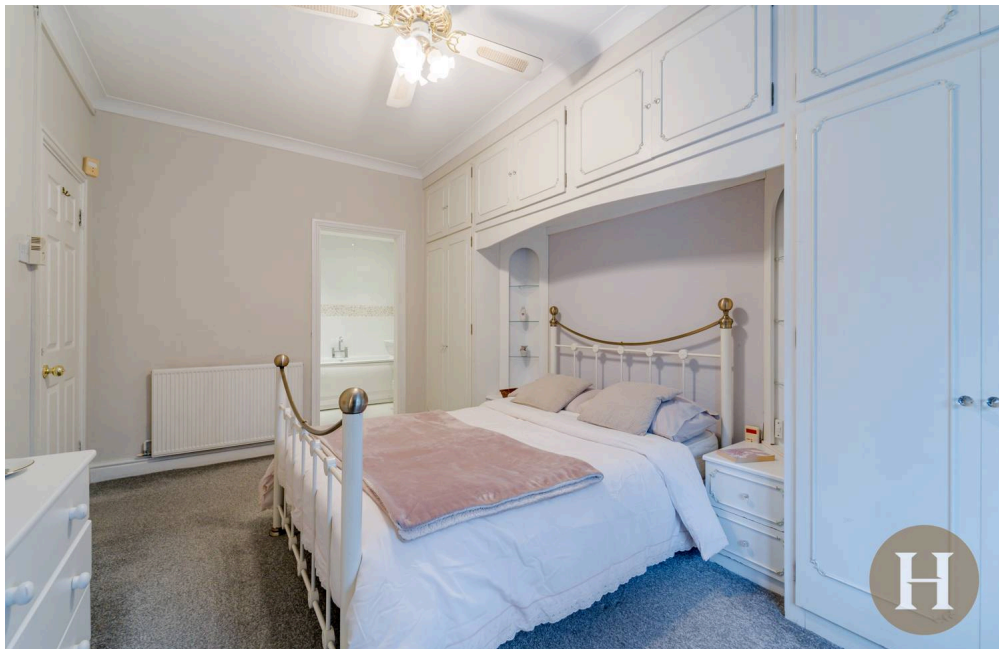
Years Remaining: 139

Service Charge PA: £2,750

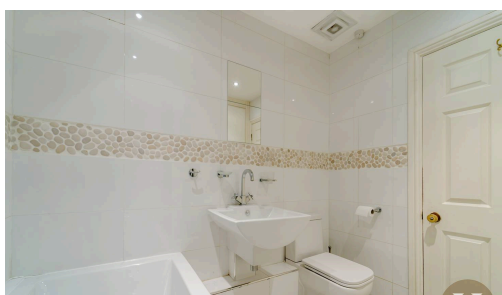
Ground Rent PA: Peppercorn

EPC Energy Efficiency Rating: C

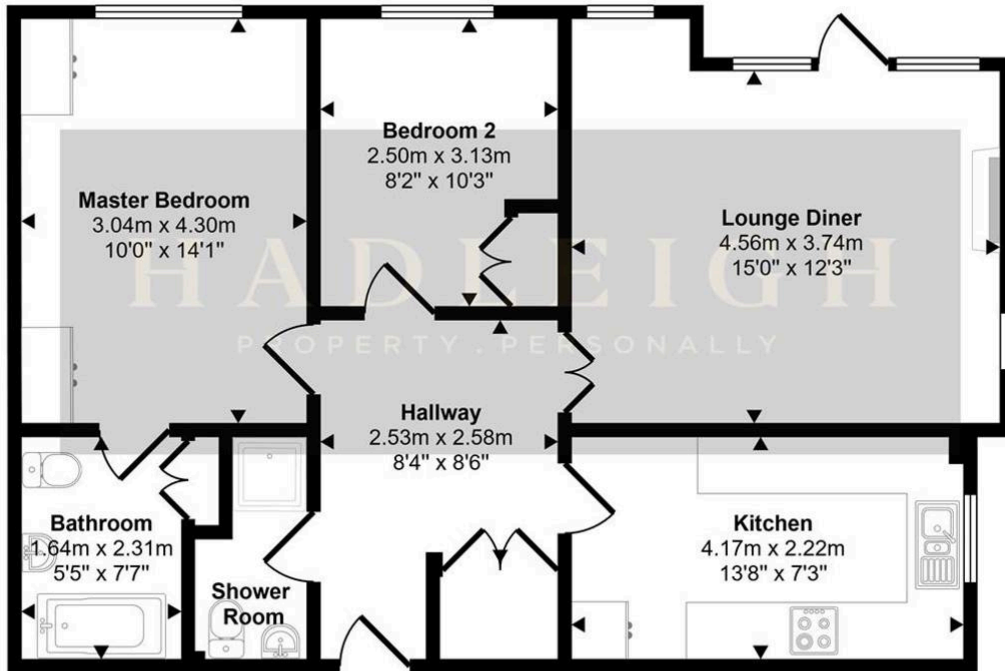
EPC Environmental Impact Rating: C



- › No upward chain
- › Ground floor two bedroom apartment
- › Spacious lounge with private balcony
- › Two double bedrooms with ensuite to master
- › Garage en-bloc



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.