

# ENGLANDS



Flat 33 Winifride Court 12 War Lane

Harborne, Birmingham, B17 9RN

£159,000





### PROPERTY DESCRIPTION

A well presented first floor apartment situated in a low rise, purpose built development, including hallway with two large storage cupboards, kitchen, living/dining room, two bedrooms and shower room. Also it benefits from having no chain.

Winifride Court is located at the top of War Lane and enjoys convenient access to the Queen Elizabeth Medical Centre, the University of Birmingham, and Harborne Leisure Centre, in addition to excellent amenities along Harborne High Street. Furthermore, it is well serviced by regular public transport routes that connect to the vibrant leisure, entertainment, and shopping facilities of the City Centre.

The property itself is set back from the road by mainly lawned grounds and having some communal parking facilities at the rear. Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.

To fully appreciate the accommodation, an internal inspection is highly recommended. The property comprises the following details:



# Flat 33 Winifride Court 12 War Lane



## HALLWAY

Having ceiling light point, electric heater, security answerphone and two large built-in storage cupboards.

## LIVING ROOM

5.72m max x 3.02m max (18'9" max x 9'10" max)

Having two ceiling light points, electric heater, coving to ceiling and UPVC double glazed window.

## KITCHEN

4.02m max x 1.85m max (13'2" max x 6'0" max)

Having recessed ceiling spotlights, partial tiling to walls, a range of wall and base units with worktop over, UPVC double glazed window, space for oven and fridge freezer, extractor fan, plumbing for washing machine, one and a half bowl sink drainer with mixer tap over, cupboard housing hot water tank and tiled flooring.

## BEDROOM ONE

4.72m max x 2.97m max (15'5" max x 9'8" max )

Having ceiling light point, electric heater, coving to ceiling and UPVC double glazed window.

## BEDROOM TWO

4.75m max x 1.91m max (15'7" max x 6'3" max )

Having ceiling light point, electric heater, coving to ceiling and UPVC double glazed window.

## BATHROOM

Having ceiling light point, UPVC double glazed obscured window, wall mounted heater, partial tiling to walls, low flush WC, pedestal handwash basin with mixer tap over, vinyl flooring and fully tiled shower cubicle with wall mounted electric shower.

## OUTSIDE

Communal parking at the rear.

## ADDITIONAL INFORMATION

Council Tax Band: B

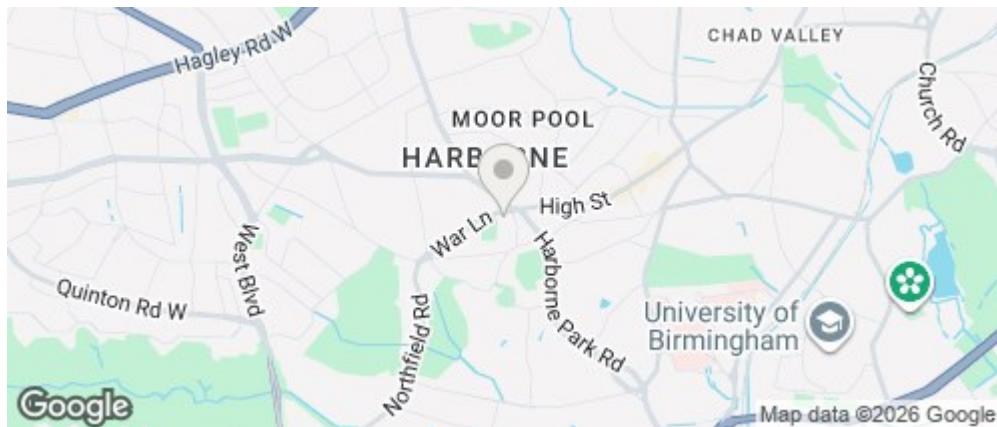
We are advised the property is leasehold with 172 years remaining and a service charge of £1,380.05 per annum.



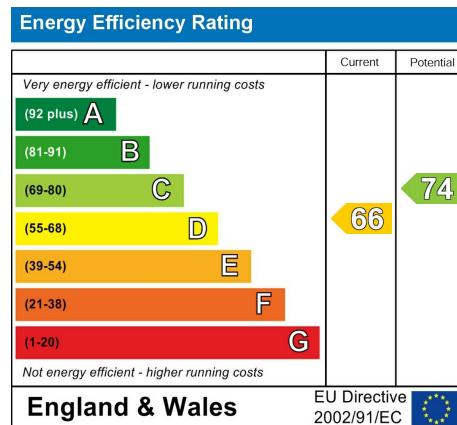
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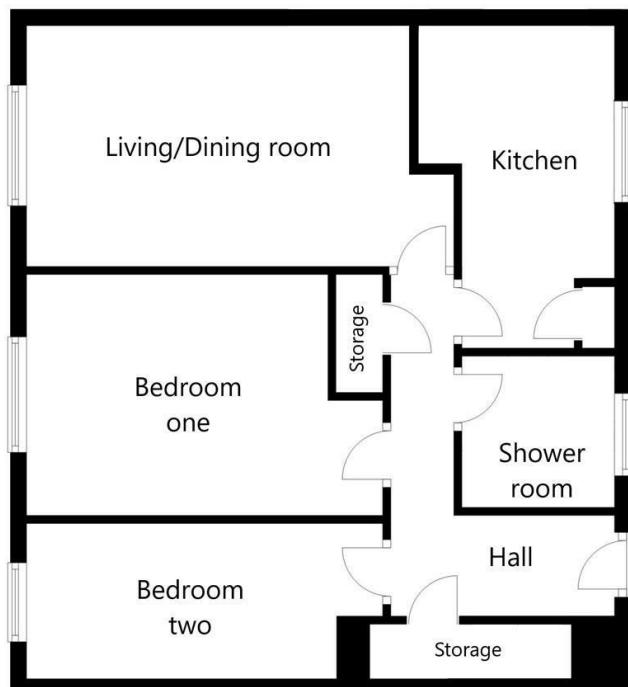
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



Measurements are approximate. Not to scale. Illustrative purposes only.

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