ENGLANDS



2 Cheyne Court, 99 Greenfield Road

Harborne, Birmingham, B17 0EH

£220,000

2 1 1 D









PROPERTY DESCRIPTION

This attractive and enhanced ground floor apartment includes a private entrance within an excellent period conversion development with high ceilings throughout. It is situated in a desirable location, conveniently close to Harborne High Street amenities. The apartment features central heating and double glazing, spacious living room with fitted kitchen area leading off, two bedrooms and bathroom. Additionally, it includes parking facilities and courtyard area at the rear.

Cheyne Court is ideally located on Greenfield Road close to Harborne High Street. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre. Regular transport services provide convenient connections to a comprehensive range of leisure, entertainment, and shopping facilities in the City Centre.

The development is set within delightfully landscaped grounds featuring lawns, trees and shrubs, with a tunnel entrance leading to the rear grounds and parking area. The property itself is positioned at the front of the development, set back from the road behind a well-maintained lawn and a pathway approach. NO CHAIN.

An internal inspection is essential and highly recommended to fully appreciate the accommodation, which includes the following detailed features:



99 Greenfield Road





PRIVATE ENTRANCE HALL
Having entrance door with fan light over, radiator, tiled floor and further door opening to:

LIVING ROOM
5.11m max to bay x 3.96m max (16'9" max to bay x 12'11" max)
Having white ornate fire surround with raised marble style hearth, front double glazed sash style bay window and radiator. Picture rail, ornate coving, wood laminate style flooring, wall light points, ornate ceiling rose, access door to the inner hall and built in cupboard housing the “Ferroli“ gas fired boiler. Side opening to:

FITTED KITCHEN AREA
2.69m max x 1.40m max (8'9" max x 4'7" max)
Having inset single drainer sink top with mixer tap, further base units and appliance space with worktops over and wall cupboards. Plumbing facility for washing machine, partial tiling to walls, integrated oven with electric cooker hob over and hood above. Wood laminate style flooring.

INNER HALL
Having wood laminate style flooring. Leading off is:

BEDROOM ONE
4.27m max x 2.77m max (14'0" max x 9'1" max)
Having radiator, double glazed rear window, picture rail and coving.

BEDROOM TWO
3.09m max x 2.48m max (10'1" max x 8'1" max)
Having radiator and double glazed rear window.

BATHROOM
1.69m max x 2.00m max (both including bath area) (5'6" max x 6'6" max (both including bath area))
Having panelled bath with mixer tap shower unit over and curved side screen. Vanity style wash hand basin with mixer tap and cupboard below, towel radiator, tiled floor, tiling to walls and ventilator.

OUTSIDE
Approached through a tunnel entry is an attractive communal garden and courtyard area with lawn borders and provides parking facilities.

ADDITIONAL INFORMATION
Council tax band: D
Tenure: We are advised the property is leasehold with 88 years remaining. There is a service charge payable of £1,209.07 per half yearly and a ground rent of £37.50 per half yearly.





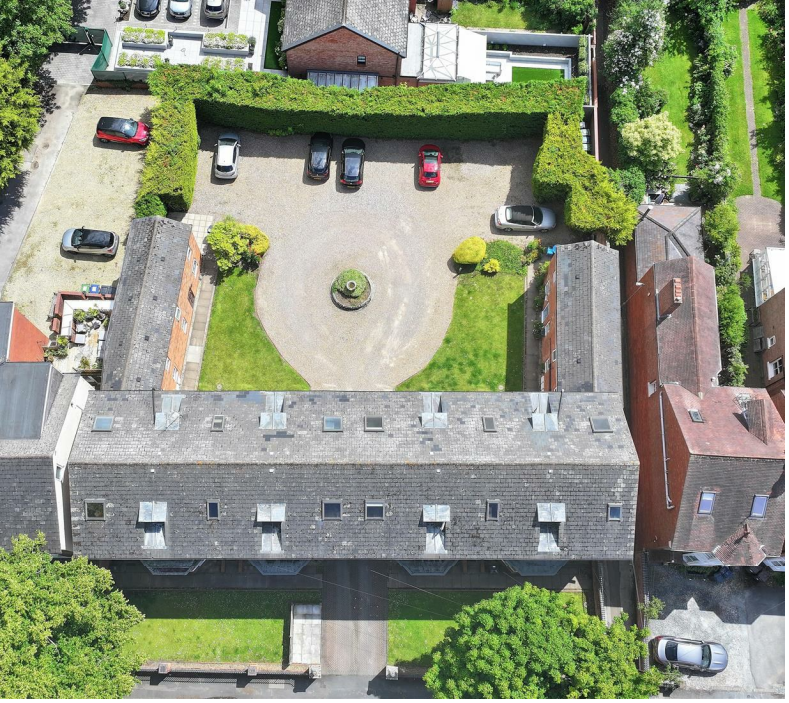




ENGLANDS





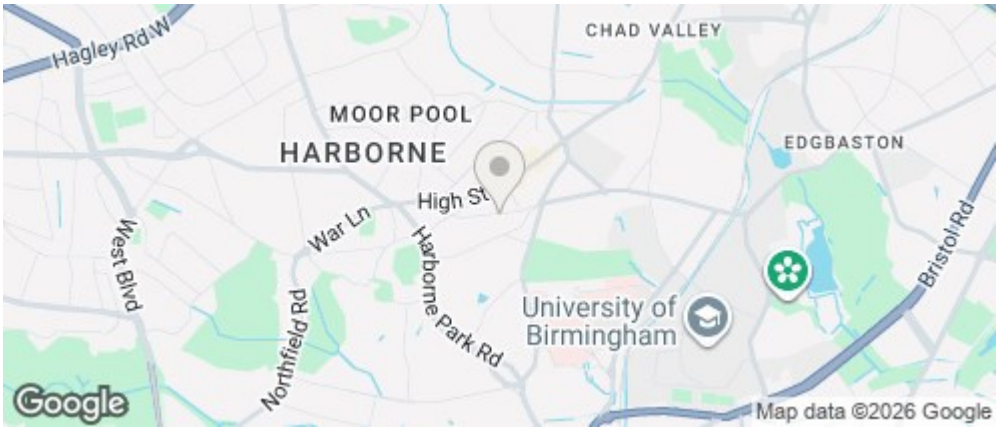




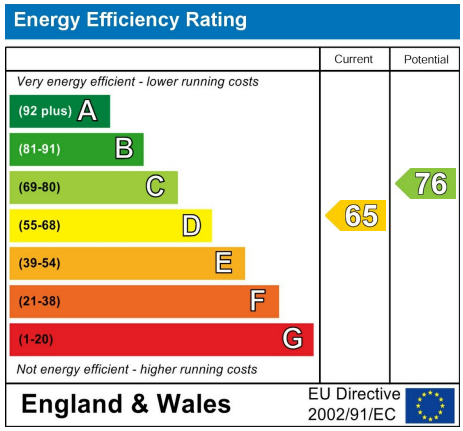
ENGLANDS



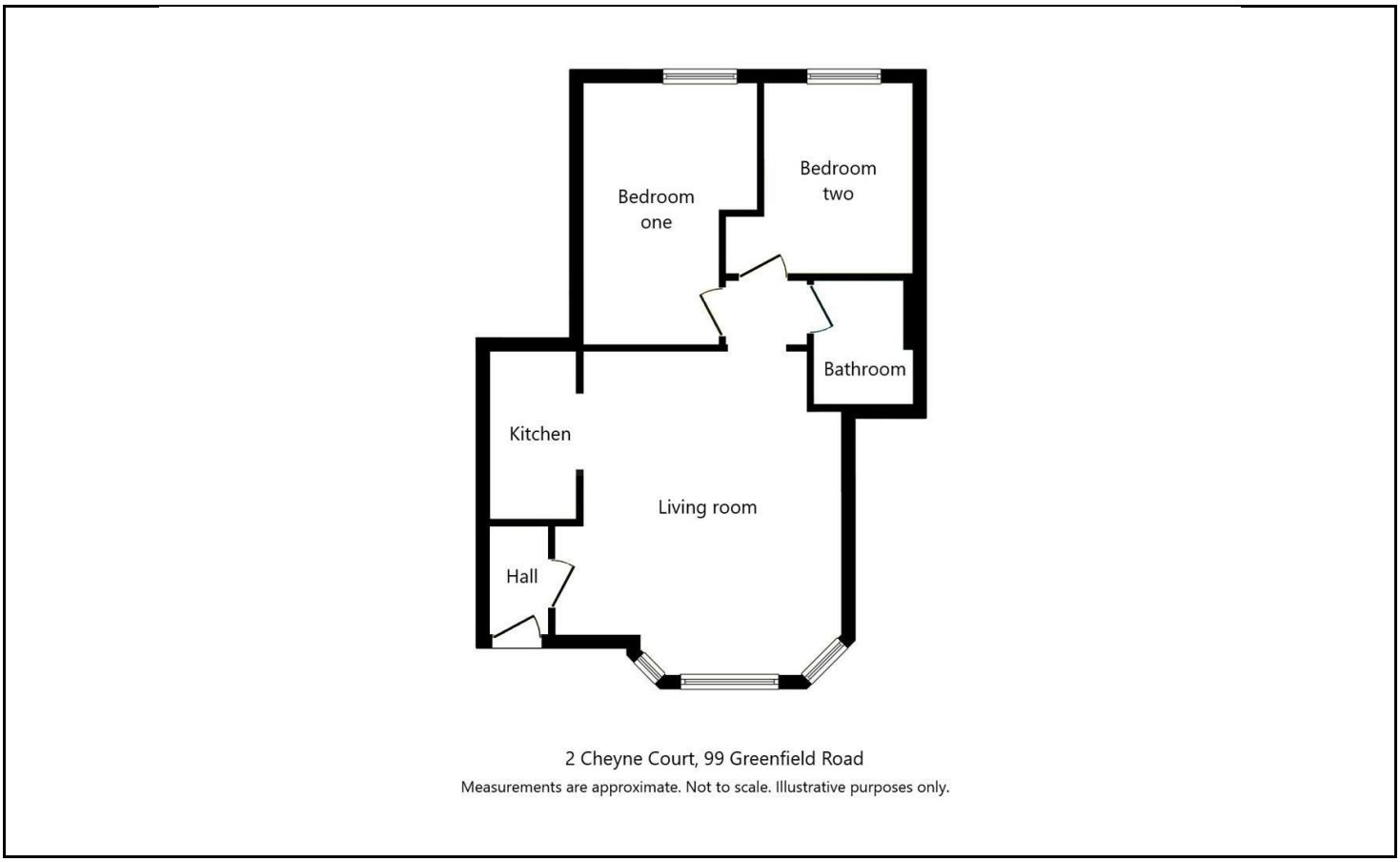
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.