



349-353 High Street, Harborne, Birmingham, B17 9DW

- Well Presented Ground Floor Apartment in Popular Modern Development
- Positioned in the Centre Of Harborne Village
- Extended Lease Term - 999 Year Lease with a Right to Manage the Development
- Valid EWS1 Certification with No Remedial Cladding Work is Required
- EPC Rating - B
- Two Double Bedrooms
- Securely Gated Allocated Parking Space
- Excellent Access Links to QE Medical Complex and Birmingham University
- No Upward Chain

Offers In The Region Of £155,000



349-353 High Street, Harborne, Birmingham, B17 9DW

DESCRIPTION

A superbly maintained and spacious two bedroom apartment situated in this modern and highly desirable development in the centre of Harborne Village. The ground floor property is ideally positioned for access to Queen Elizabeth Medical Complex and Birmingham University and benefits from a securely gated off-street parking space. Being Sold with No Upward Chain.

The property is accessible via a secure communal entrance from both the front and rear of the development. The development includes a secure car park for residents accessible at the rear via Serpentine Road.

The apartment is completely double glazed and provides electric based underfloor heating throughout.

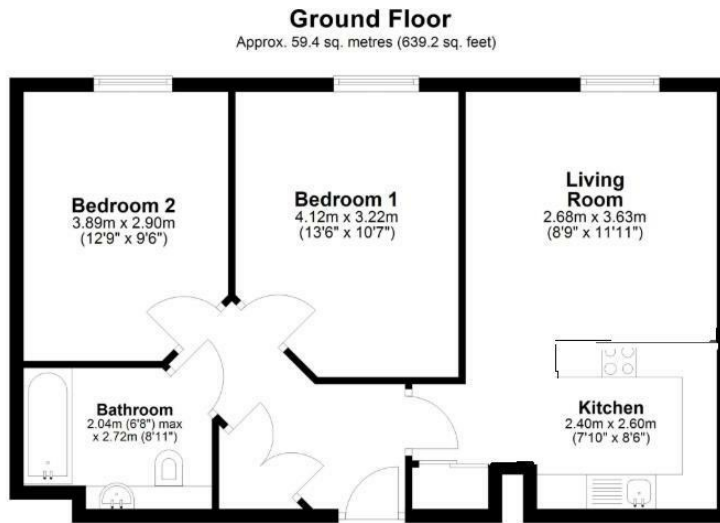
As you enter the property a welcoming hallway provides ample storage with video intercom system, providing access into all of the accommodation. A light and spacious open-plan kitchen living area providing space for living or dining room furniture, the kitchen area provides wall and base units with complimentary work surfaces, with fully integrated appliances to include fridge and freezer, oven and electric hob with extractor, and washing machine.

Two double bedrooms provide excellent space, and the apartment is completed with a partly tiled bathroom which includes WC, vanity wash hand basin and a bath with separate shower.

The property is situated at the top of Harborne High street, highly regarded with local residents for its fantastic array of local amenities, including its boutique shops and high end supermarkets along with its eateries and local pubs that provide for a vibrant and bustling night life. A leisure centre is situated just opposite the development and convenient local transport links operate regularly providing direct access to Birmingham City Centre.







Total area: approx. 59.4 sq. metres (639.2 sq. feet)

Viewings

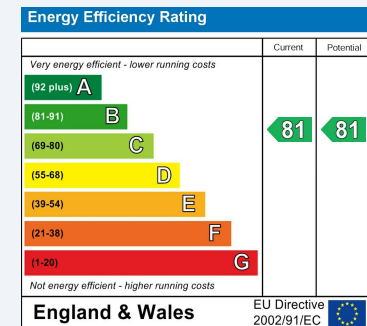
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.