

# ENGLANDS



Flat 9 21 Court Oak Road

Harborne, Birmingham, B17 9TH

£170,000





### PROPERTY DESCRIPTION

A well presented second floor apartment situated in a low rise, purpose built development, including kitchen, living room, two bedrooms and bathroom. Also benefits from a garage in a nearby block and having no chain.

The property is located on Court Oak Road, between Lordswood Road and Woodville Road. It 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 and the beautiful grounds of Queens Park. 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 in mainly lawned grounds with some communal parking facilities. 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:





Entrance door leads into:

#### **HALLWAY**

Having electric heater, two ceiling light points, security answerphone and storage cupboard housing water tank.

#### **LIVING ROOM**

5.48m max x 3.02m max (17'11" max x 9'10" max)

Having ceiling light point, electric heater, UPVC double glazed window, wooden style flooring and serving hatch into kitchen.

#### **KITCHEN**

3.98m max x 1.83m max (13'0" max x 6'0" max)

Having a range of wall and base units with worktop over, partial tiling to walls, wooden style flooring, single bowl sink drainer with mixer tap over, UPVC double glazed window, integrated Hotpoint dishwasher, Indesit electric oven with electric hob and extractor fan over, plumbing for washing machine, ceiling light point and electric heater.

#### **BEDROOM ONE**

4.46m max x 2.70m max (14'7" max x 8'10" max)

Having ceiling light point, electric heater, UPVC double glazed window and built-in wardrobe.

#### **BEDROOM TWO**

4.45m max x 2.61m max (14'7" max x 8'6" max)

Having ceiling light point, electric heater, UPVC double glazed window and built-in wardrobe.

#### **BATHROOM**

Having ceiling light point, wooden style flooring, low flush WC, hand wash basin with mixer tap over and vanity storage underneath, bathtub with mixer tap over and wall mounted electric shower, side screen, fully tiled walls, UPVC obscured double glazed window, extractor fan and electric heater.

#### **OUTSIDE**

There is a garage in a separate block, residents parking and communal gardens.

#### **ADDITIONAL INFORMATION**

Council Tax Band: B

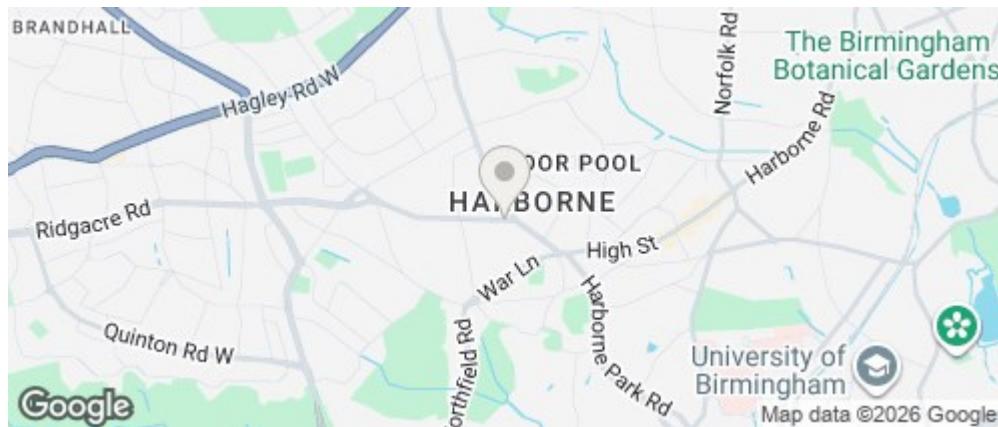
Tenure: We have been advised the property is leasehold with 132 years remaining and a service charge of £850.00 per half year.



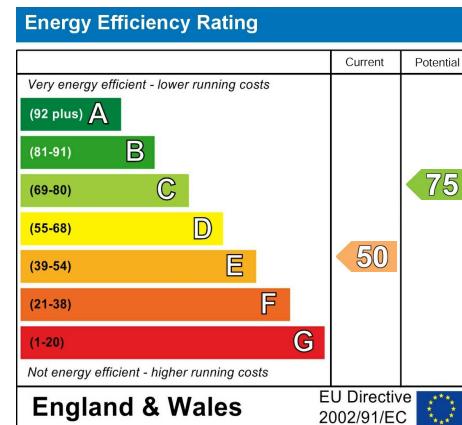
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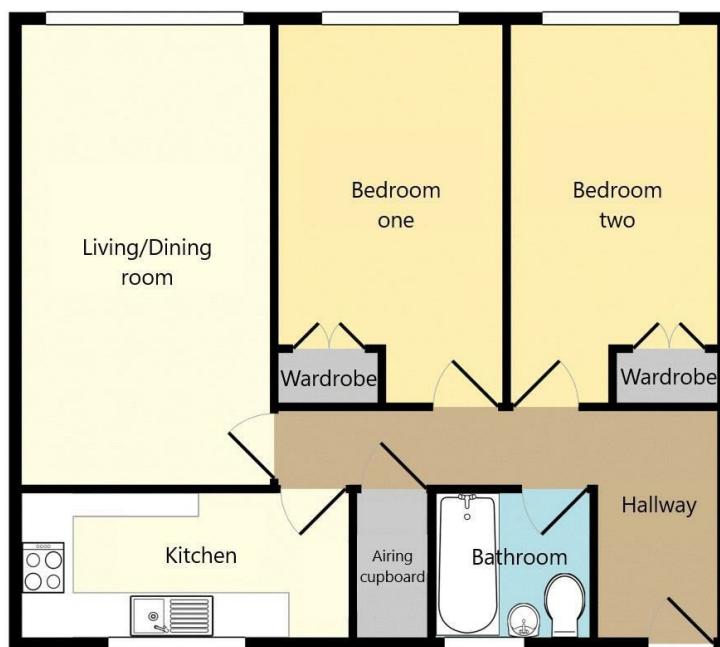
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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

### 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.

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