

ENGLANDS



Flat 4 Park House, 194 Harborne Road

Edgbaston, Birmingham, B15 3JJ

£490,000





PROPERTY DESCRIPTION

Excellent first floor apartment in an exclusive development and having the benefit of gated parking and garage. The property briefly comprises breakfast kitchen, delightful sitting room with balcony, study/bedroom three, principal bedroom with ensuite, further double bedroom and bathroom. The property is set well back from the road with an in and out drive and electrically-operated gates through to the communal gardens and garage.

Number 4 Park House, is located on Harborne Road, minutes from Harborne High Street with its excellent range of shops and restaurants. The Queen Elizabeth Hospital and the University of Birmingham are close by and Birmingham city centre is readily accessible.

The property is set well back from the road by well-maintained communal grounds comprising lawn and a superb range of established evergreens and shrubs, providing privacy from the main road.

This spacious apartment needs to be seen to fully appreciate the extensive accommodation on offer. Communal entrance door leads into a spacious hallway having stairs providing access to the upper floors plus double doors through to the inner lobby where there is a lift and access to the rear.





Entrance door with spyhole leads into:

SPACIOUS HALL

Having recessed ceiling spotlights, radiator, coving to ceiling, security answerphone, large walk-in storage cupboard and further cupboard housing the hot water tank. Doors radiate from here to the rooms.

SITTING ROOM

5.38 max x 4.48 max (17'7" max x 14'8" max)
Having two UPVC double glazed windows with leaded light detailing, plus double French doors leading out to the balcony, ceiling light point, coving to ceiling, timber fireplace with marble style insert and hearth plus fitted gas fire and two radiators.

BREAKFAST KITCHEN

3.44 max x 3.05 max (11'3" max x 10'0" max)
Having double glazed window with leaded light detailing looking to the side, recessed ceiling spotlights, radiator, coving to ceiling, tiled floor, a range of matching wall and base units, part complementary tiling to walls and laminate work surfaces. Integrated appliances include Bosch electric oven, Bosch induction hob with Bosch extractor fan mounted above, Indesit washer dryer, fridge freezer, Neff dishwasher, one and a half bowl stainless steel sink drainer with mixer tap over and cupboard housing the wall-mounted Worcester gas boiler.

BEDROOM ONE - FRONT

5.42 max into doorway x 4.91 max (17'9" max into doorway x 16'1" max)
Having double glazed windows with leaded light detailing overlooking the front, ceiling light point, radiator and coving to ceiling.

ENSUITE BATHROOM

Having panelled bath, shower cubicle, low flush WC, pedestal wash hand basin, recessed ceiling spotlights, extractor fan, wall-mounted mirrored cabinets, shaver point, double glazed window with obscured glazing, vinyl flooring, vertical radiator and part complementary tiling to walls.



BEDROOM TWO - FRONT

5.43 max into doorway x 3.62 max (17'9" max into doorway x 11'10" max)

Having double glazed window with leaded light detailing overlooking the front, ceiling strip light, coving to ceiling and radiator.

SHOWER ROOM

Having tiled shower cubicle, recessed ceiling spotlights, coving to ceiling, extractor fan, low flush WC, pedestal wash hand basin, vertical radiator, vinyl flooring, part complementary tiling to walls and a range of fitted storage wall units. Plus shaver point and wall-mounted mirrored cabinet.

BEDROOM THREE/STUDY

4.48 max x 3.14 max (14'8" max x 10'3" max)
Having UPVC double glazed window overlooking the rear plus double UPVC glazed doors leading onto the balcony, which overlooks the delightful grounds. Coving to ceiling, radiator and ceiling light point.

OUTSIDE

A spacious single garage with power, automated lighting and up and over door.

ADDITIONAL INFORMATION

Tenure: We have been advised the property is leasehold with 99 years remaining and a service charge of £4,000 per annum.

Council Tax Band: G



ENGLANDS





ENGLANDS





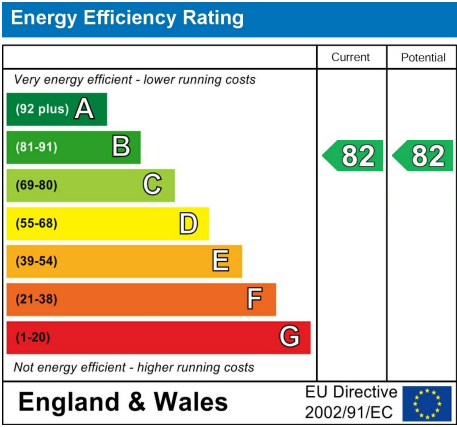
ENGLANDS



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.