

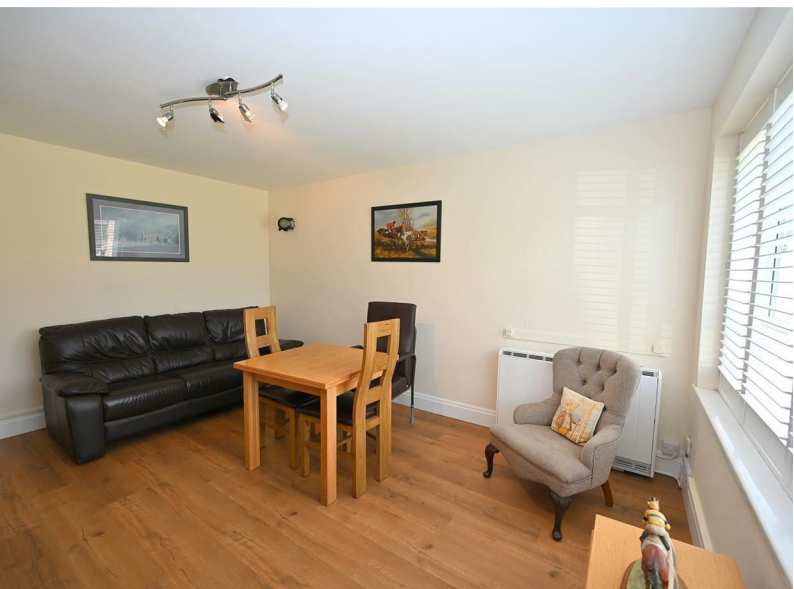
ENGLANDS



2 Bracebridge Court, 89 Metchley Lane

Harborne, Birmingham, B17 0JU

£210,000





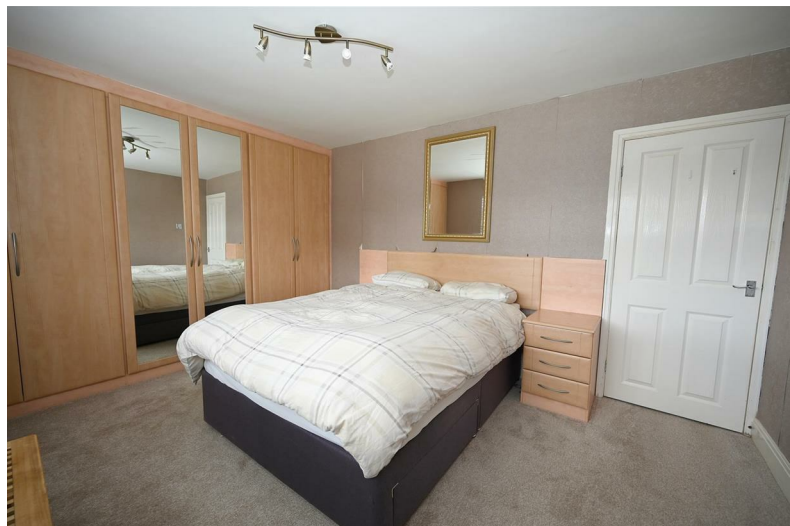
PROPERTY DESCRIPTION

Very well-presented ground floor flat having the benefit of two bedrooms, lounge/dining room, recently re-fitted kitchen and bathroom. Bracebridge Court is located at the junction on Metchley Lane, conveniently located for Harborne, being close to the high street and within easy walking distance to the QE Hospital, University of Birmingham and the new University train station. Birmingham city centre is also readily accessible.

This property has the benefit of a garage and a very long lease. Viewing highly recommended to fully appreciate how much natural light there is.

Bracebridge Court is set within very well-maintained grounds having lawns and established evergreens and trees. Communal entrance leads into hallway and flat number 2 is situated on the ground floor.





Entrance door with security gate leads into:

HALLWAY

Having security answerphone, wall-mounted electric heater, wood-style flooring and ceiling light point. In addition, there is a useful store cupboard where the hot water tank is housed.

KITCHEN

3.24 max x 2.64 max (10'7" max x 8'7" max)

Recently re-fitted kitchen, having a range of gloss-fronted wall and base units, wood-style work surfaces, part complementary tiling to walls, ceiling light point, UPVC double glazed window overlooking the ground and wood-style flooring. Integrated appliances include electric induction hob, double electric oven and extractor fan over hob, concealed behind matching fascia. Plumbing and space for washing machine, plus further appliance space.

LOUNGE/DINING ROOM

4.46 max x 3.6 max (14'7" max x 11'9" max)

Having UPVC double glazed window with bespoke fitted shutters overlooking the grounds, wall-mounted electric heater, ceiling light point and wood-style flooring.

BEDROOM ONE

3.96 max to wardrobe front x 3.32 max (12'11" max to wardrobe front x 10'10" max)

Having UPVC double glazed window with bespoke fitted shutters overlooking the front, wall-mounted electric heater, ceiling light point, fitted wardrobes plus fitted bedside cabinets.

BEDROOM TWO

3.33 max x 2.6 max (10'11" max x 8'6" max)

Having UPVC double glazed windows with bespoke fitted shutters overlooking front, ceiling light point and wall-mounted electric heater.

BATHROOM

Having panelled bath with mixer tap over, shower cubicle with wall mounted dual showerheads, full complementary tiling to walls, tile-effect flooring, wash hand basin with mixer tap over and being set to vanity storage below, low flush WC and double glazed UPVC window with obscured glazing.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

TENURE: LEASEHOLD. 939 years remaining.

Service charge currently payable of £2,165.24 per annum. We await confirmation of any ground rent due.



ENGLANDS

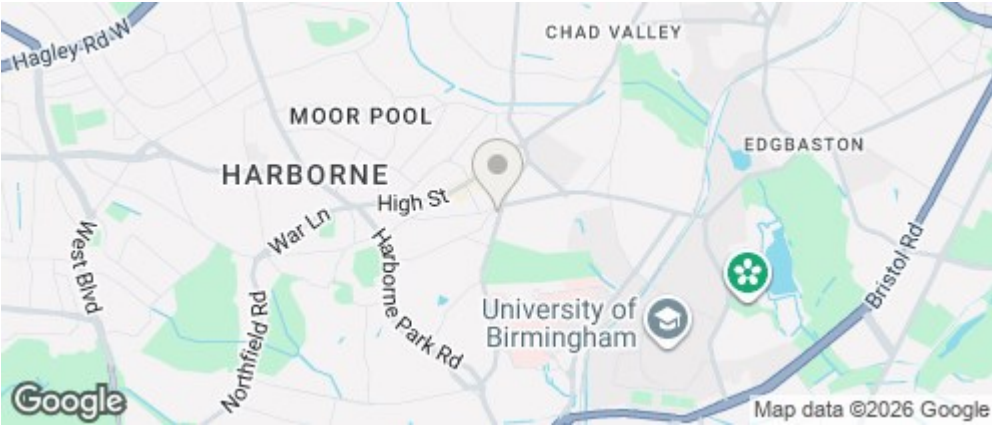




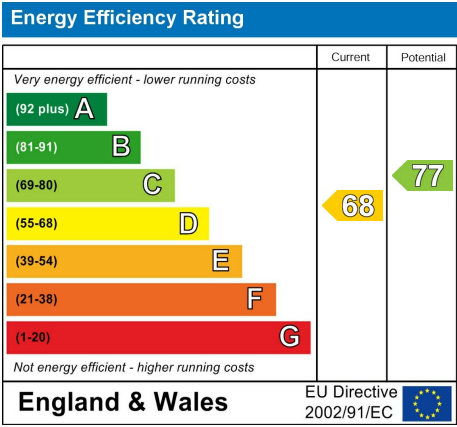
ENGLANDS



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.