



Connells

Elmley Lodge Old Church Road
Harborne

Elmley Lodge Old Church Road
Harborne B17 0BB

for sale offers in excess of
£115,000



Property Description

Nestled within the charming Elmley Lodge on one of Harborne's most desirable residential roads, this one-bedroom basement flat offers an appealing blend of period character, generous space, and an enviable B17 location. Situated on Old Church Road, the property sits within a tranquil yet highly convenient setting just moments from Harborne's renowned High Street and its abundance of cafés, eateries, boutique shops, and everyday amenities.

The area offers excellent links to the Queen Elizabeth Hospital and University of Birmingham, making it a well-placed home for professionals or first-time buyers.

Approach

It is set back from the road by a large driveway with a gravelled area and attractive shrubs and trees.

Hallway

panelled radiator, obscure glass window onto kitchen, entrance onto lounge and bedroom

Lounge

ceiling light points, wall light points, panelled radiator, electrical points

Bedroom

panelled radiator, built in wardrobe, ceiling light point, electrical points

Kitchen

matching wall and base units, gas point hob, panelled radiator electrical points, ceiling light points, obscure glass window onto hallway

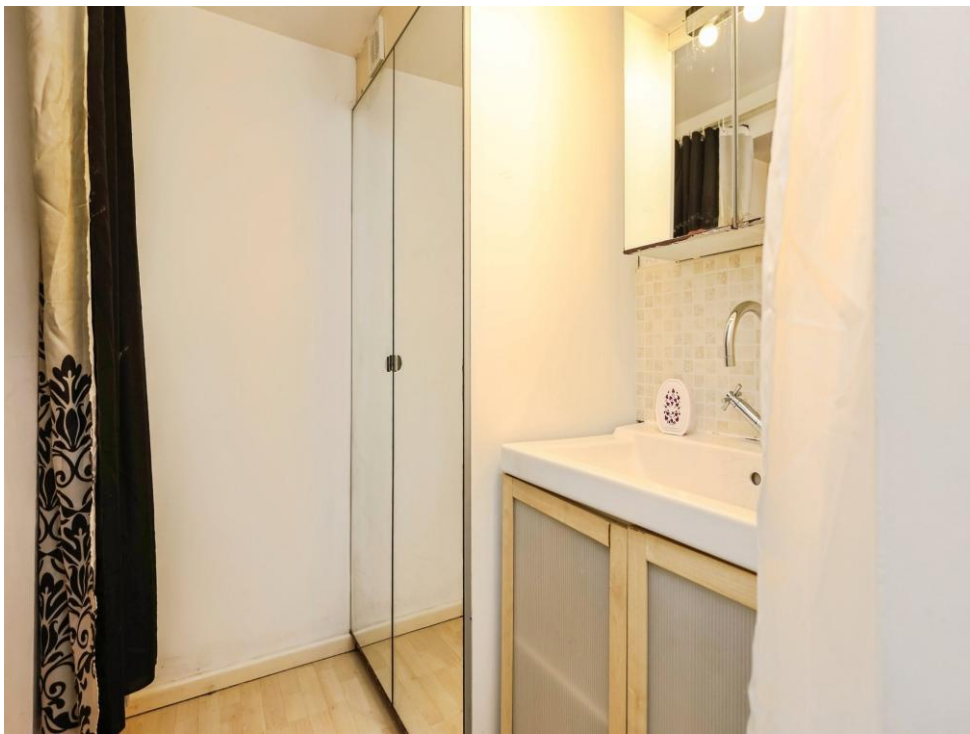
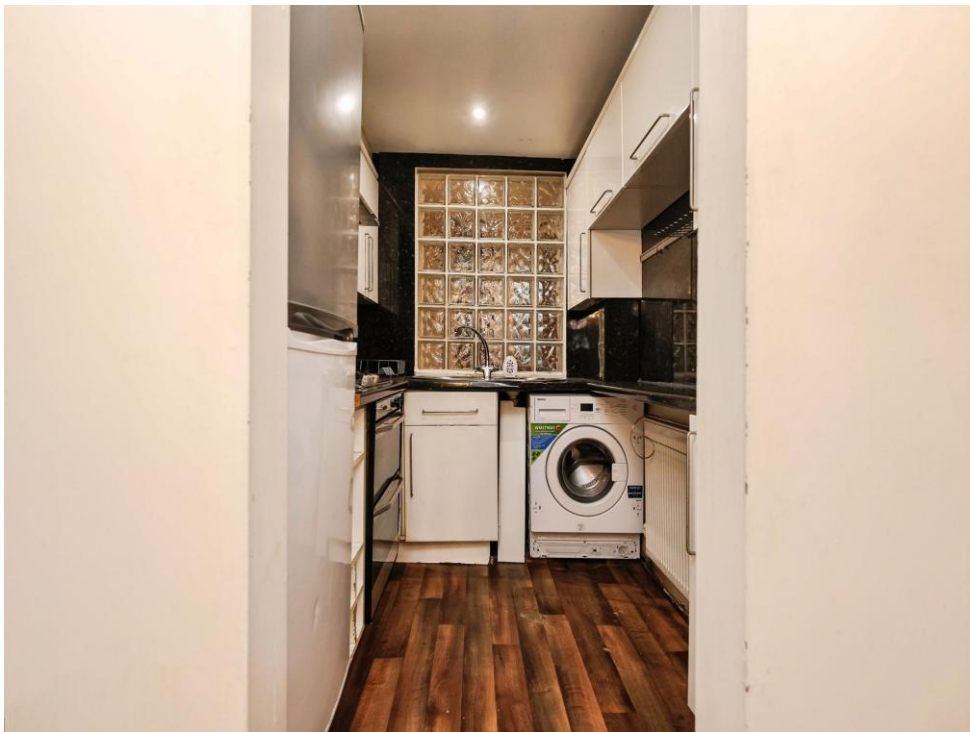
Toilet/Wet Room

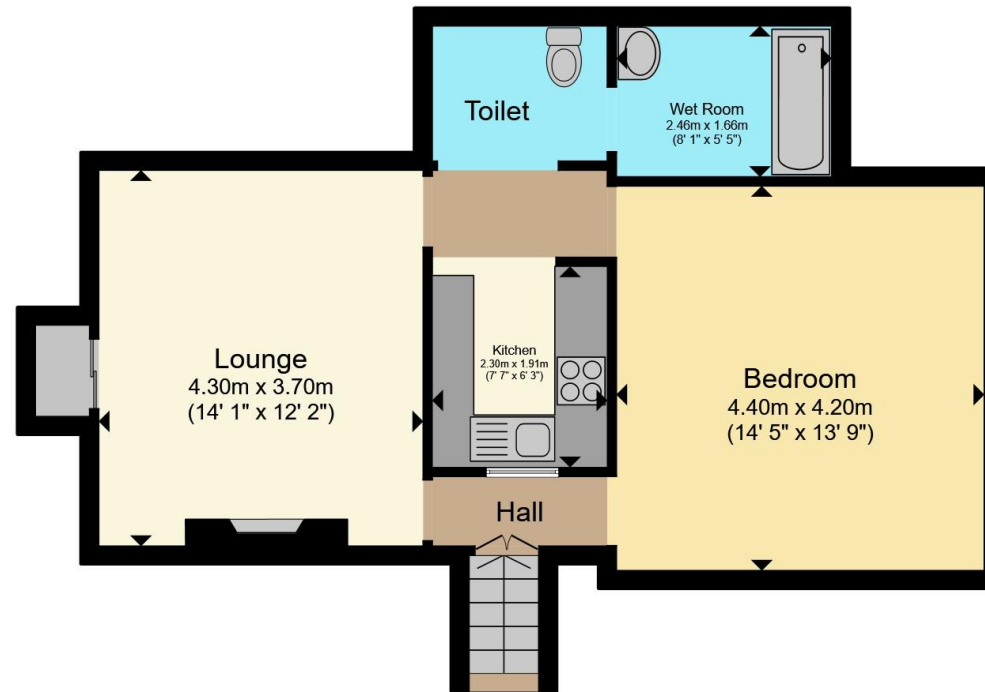
handwash basin, built in storage, panelled radiator, low flush wc, built in bathtub, wet room shower

Agents Note

Please note this is a Grade II listed building in the Harborne Old Village conservation area, for further information please contact the office on 0121 426 2800.







Floor Plan

Total floor area 53.8 m² (579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310761

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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