

ENGLANDS



10 Yewdale, 196 Harborne Park Road
Harborne, Birmingham, B17 0BP

£239,950

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PROPERTY DESCRIPTION

A well presented, modern second/top floor apartment with balcony, excellently located in Harborne with delightful views for Grove Park. Central heating and double glazing as specified, good sized hall with storage, living room with access to balcony, fitted kitchen with appliances, two bedrooms, en suite bathroom, separate shower room and large garage with electric door. The development is set in its own landscaped grounds with some communal parking facilities.

Yewdale is well situated on Harborne Park Road between Leahurst Crescent and Cross Farm Road, opposite the delightful grounds of Grove Park. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and Selly Oak, also regular transport services leading to comprehensive City Centre leisure, entertainment and shopping facilities.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:





Approach is via a communal entrance hall with security answerphone system. A staircase and secured communal inner landing area affords access to the property. Entrance door leads into:

HALLWAY

Having radiator, security answerphone, wooden style flooring, ornate coving to ceiling, dado rail and display niche. It also benefits from a useful built-in cloaks/storage cupboard which houses the Worcester gas boiler.

BREAKFAST KITCHEN

4.03m max x 2.27m max (13'2" max x 7'5" max)
Having tiled flooring, a range of wall and base units with wooden style worktop, partial tiling to walls, double glazed window, single bowl sink drainer with mixer tap over, electric oven and gas hob with extractor fan over. Breakfast bar, recessed ceiling light points, radiator, plumbing for washing machine, integrated dishwasher and fridge/freezer.

LIVING ROOM

4.65m max x 4.50m max (15'3" max x 14'9" max)
Having twin glazed doors, ornate coving to ceiling, ceiling light point with ceiling rose, dado rail, radiator, two double glazed windows, wall lights and double glazed door with side windows leading to:

BALCONY

Having wrought iron railings and enjoying a delightful front outlook towards Grove Park.

BEDROOM ONE

4.61m max x 3.05m max (15'1" max x 10'0" max)
Having ceiling light point, radiator, coving to ceiling, double glazed bay window overlooking front elevation and door leading to:

ENSUITE

Having hand wash basin with storage underneath, tiling to walls, wooden style flooring, P shaped panelled bathtub with mixer tap over and wall mounted showerhead, low flush WC, towel rail and recessed ceiling light points.

BEDROOM TWO

3.13m max x 2.56m max (10'3" max x 8'4" max)
Having radiator, double glazed window overlooking front elevation, coving to ceiling, ceiling light point and roof hatch.

SHOWER ROOM

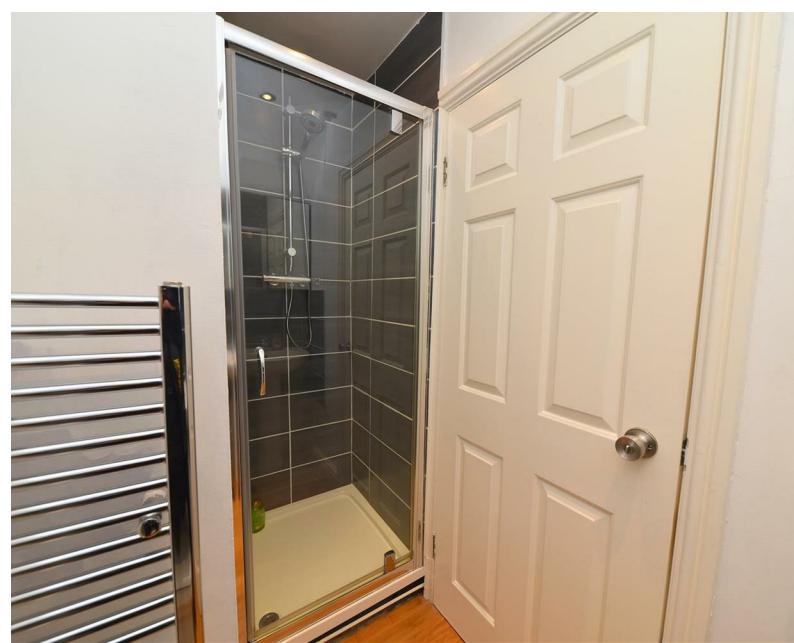
Having pedestal basin with mixer tap and tiled splashback, low flush WC, shaving point, wooden style flooring, towel rail, fully tiled shower cubicle with wall mounted showerhead and recessed ceiling light points.

OUTSIDE

A large garage situated in a separate block and having electrically operated up and over door.

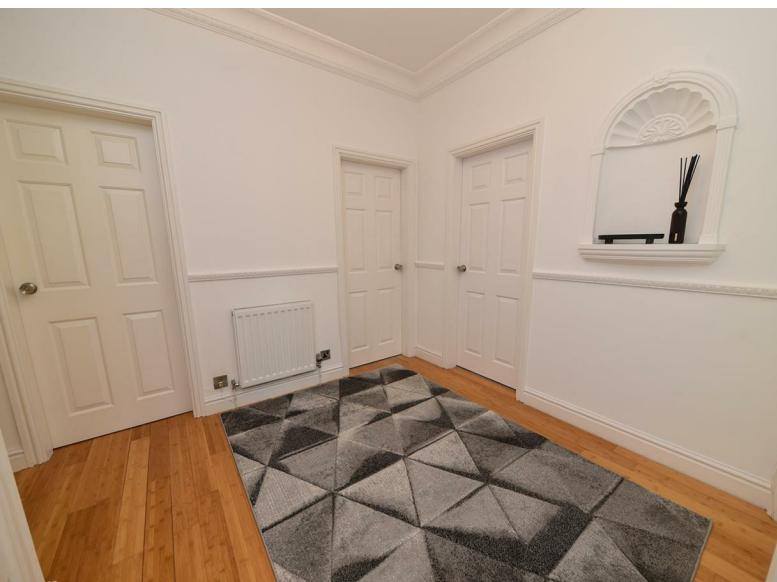
ADDITIONAL INFORMATION

Tenure: We are advised the property is leasehold for 163 years remaining from 10/12/2010 and subject to a variable service charge of £1,375.00 per half yearly.
Council Tax Band: D



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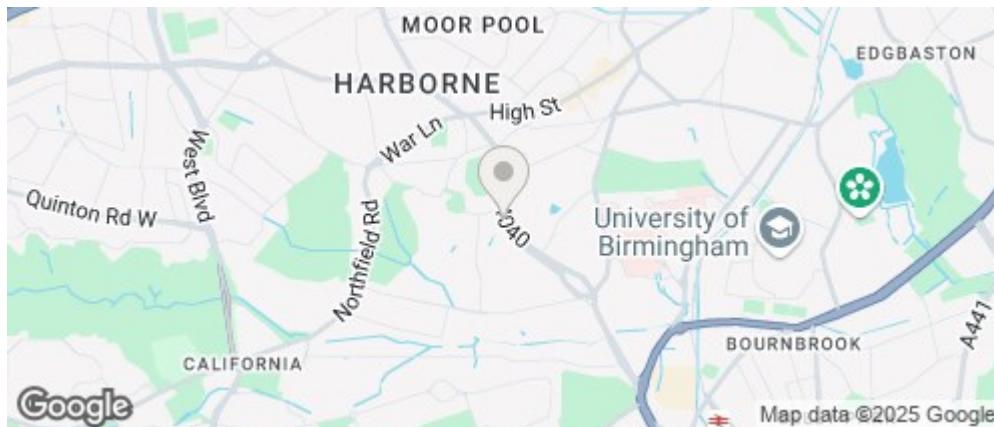




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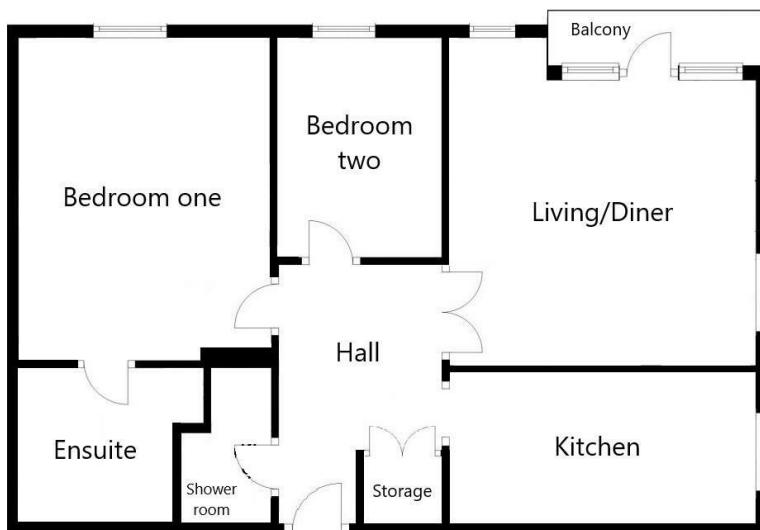
ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

FLOOR PLAN



10 Yewdale

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.

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

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