



## Chad Valley Close, Harborne

- First Floor Two Bedroom Apartment in Quiet Cul-De-Sac
- Ideal First Time Purchase or Investment Opportunity
- Extended Lease - 219 Years Remaining
- No Upward Chain
- Central Harborne Location
- Off-Street Residents Parking Available
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

**Offers In The Region Of £150,000**

**Tenure: Leasehold**

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# Chad Valley Close, Harborne

## DESCRIPTION

A well presented and spacious two bedroom apartment situated on the first floor of this quiet development within the heart of Harborne Village, in close proximity of the High Street. The property is an ideal investment opportunity or equally suitable as a first time purchase, additionally benefitting from unallocated residents parking and beautifully maintained communal gardens. Being sold with No Upwards Chain.

This leasehold property is situated on the first floor of the development and is fully double glazed with individual electric heaters. The internal accommodation comprises entrance hallway complete with storage and airing cupboards, a spacious living room providing ample space for both living and dining room furniture and overlooking the communal gardens to the rear of the property. A separate kitchen comprises wall and base level units, with complimentary work surfaces and tiled splash-back area, with integrated oven and electric hob and additional space for other kitchen appliances. There are two very good sized bedrooms and the property is completed with a partly tiled bathroom which comprises WC, wash hand basin and bath with separate electric shower. To the outside are wonderfully manicured communal gardens stretching across the rear of the building.

The apartment is superbly located in the heart of Harborne Village and is renowned for its short distance to the boutique shops and high end supermarkets within the area. There are a fantastic array of award winning eateries and local pubs in the local area that also provide for a vibrant and bustling social atmosphere and the Harborne Pool & Fitness Centre is situated at the top of the High Street. This location remains highly sought after by medical staff and lecturers working within the Birmingham University campuses and Queen Elizabeth Medical Complex, both of which are just under a mile away.



