



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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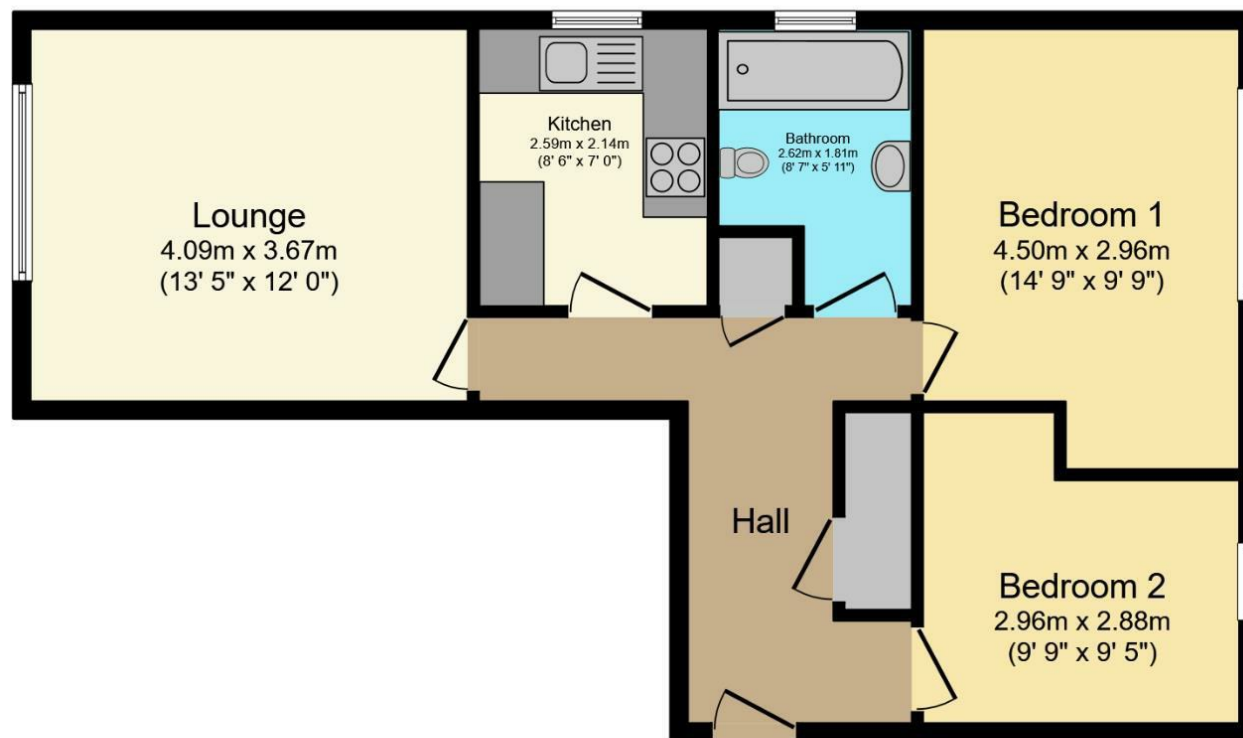
DESCRIPTION

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.





Floor Plan
Floor area 54.9 sq.m. (590 sq.ft.)

Total floor area: 54.9 sq.m. (590 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.PropertyForm.io

Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

Rating	Current (2002/01)	Potential (2009/10)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 57		Potential Score: 79

Environmental Impact Rating

Rating	Current (2002/01)	Potential (2009/10)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 42		Potential Score: 65

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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