

# HUNTERS®

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## Barons Close

Harborne, Birmingham, B17 9TL

Offers In The Region Of £155,000



A superbly maintained and spacious one bedroom apartment located on the top floor of this low rise development set in well kept landscaped grounds and in close proximity of Harborne High Street. Ideal for both, First Time Buyers and Investment Landlords the property additionally benefits from a garage and No Upward Chain.

The property has double glazing and an electric based heating source, the property briefly comprises entrance hallway, a spacious open plan lounge/dining room, good-sized double bedroom, fitted kitchen and bathroom with a separate WC.

Harewood is part of Barons Close which is well situated between Court Oak Road and Yewcroft Avenue, allowing easy access to Birmingham City Centre, Medical Complex, University of Birmingham and the nearby motorway network. The property benefits from a garage and the development offers communal parking facilities.



Frontage and Approach

The property is accessed via a secure communal entrance with stairs leading to the second floor.

Entrance Hallway 8'8" x 6'9" (2.64 x 2.06)

A hardwood entrance door leads directly into the hallway, providing ceiling light point, loft access, storage cupboards and access into:

Lounge 22'11" x 13'2" & 13'0"x 9'0" (6.98 x 4.01 & 3.96x 2.74)

An L-shaped room with dual aspect double glazed windows to the front and side elevations with ceiling and wall lights, two panel heaters, TV aerial and telephone point.

Kitchen 2.59 (not inc. door recess) x 1.57

Comprising of a range of wall and base units with roll edged work surfaces and up-stand, integrated electric oven and induction hob with black glass up-stand behind and cooker hood over, stainless steel sink and drainer, space for washing machine and further appliances, ceiling light, storage cupboard and double glazed window to the rear elevation.

Bedroom 9'10" x 13'4" (3.00 x 4.06)

Having a ceiling light point, double glazed window to the side elevation and panel heater.

Bathroom 1.32 (not inc. door recess) x 1.70

Partly tiled with an obscure double glazed window, comprising of white panel bath with shower over and wash hand basin and airing cupboard.

Separate WC

With low level flush WC and an obscured double glazed window.

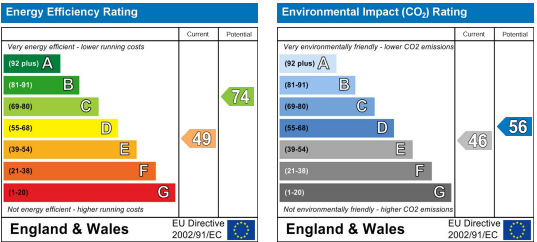
Leasehold Information

We are advised by the vendor that the property is leasehold for a term of 999 years with 977 years remaining. The property is subject to a variable service charge which we are advised amounts to £162 per month (£1944 per annum). (Please ensure your solicitor verifies the lease and service charge information prior to purchase).

Area Map



Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.