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Lordswood Road

Harborne, Birmingham, B17 9RP

Offers In The Region Of £225,000



A superbly maintained and spacious two bedroom apartment situated in this modern and highly desirable development in the centre of Harborne Village. The first floor property is ideally positioned for access to Queen Elizabeth Medical Complex and Birmingham University and benefits from a securely gated off-street parking space. Being Sold with No Upward Chain.

The property is accessible via a secure communal entrance from both the front and rear of the development with stair access leading to the first floor where the property is situated. The development includes a secure car park for residents and communal gardens to the rear.

The apartment is completely double glazed and provides gas central heating. As you enter the property a welcoming hallway provides ample storage with access into all of the accommodation, a light and spacious lounge provides space for both living and dining room furniture with a Juliet balcony overlooking the front of the property, a separate kitchen provides matching units and complimentary work surfaces, with fully integrated appliances to include fridge, oven and electric hob with extractor, washer dryer and dishwasher.

The two double bedrooms provide excellent space for a double bed, both including beautifully fitted wardrobes. The master room includes an en-suite shower room with walk-in shower, and a further Juliet balcony overlooks the frontage in the second bedroom. The property is completed with a three piece partly tiled bathroom which includes a bath with separate shower.



Property Accommodation

Entrance Hallway

Lounge 12'10" x 16'5" (3.91m x 5.00m)

Kitchen 7'4" x 8'7" (2.24m x 2.62m)

Bedroom One 15'3" max x 11'11" (4.65m max x 3.63m)

En-Suite

Bedroom Two 12'5" x 10'6" max (3.78m x 3.20m max)

Bathroom

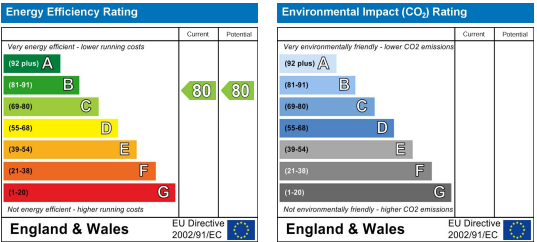
Leasehold Information

We understand that the property is a leasehold with approximately 104 years remaining on the lease, with an annual service charge payable of approximately £2,091.61 per annum. There is also a £150 per annum ground rent payable. (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.