



Abbey Road, Harborne, Birmingham, B17 0JT

- Spacious and Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Allocated Off-Street Parking with Additional Visitors Parking
- No Upward Chain
- Central Harborne Development near High Street
- Beautifully Maintained Communal Grounds and a Private Outside Decking Terrace
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £299,950



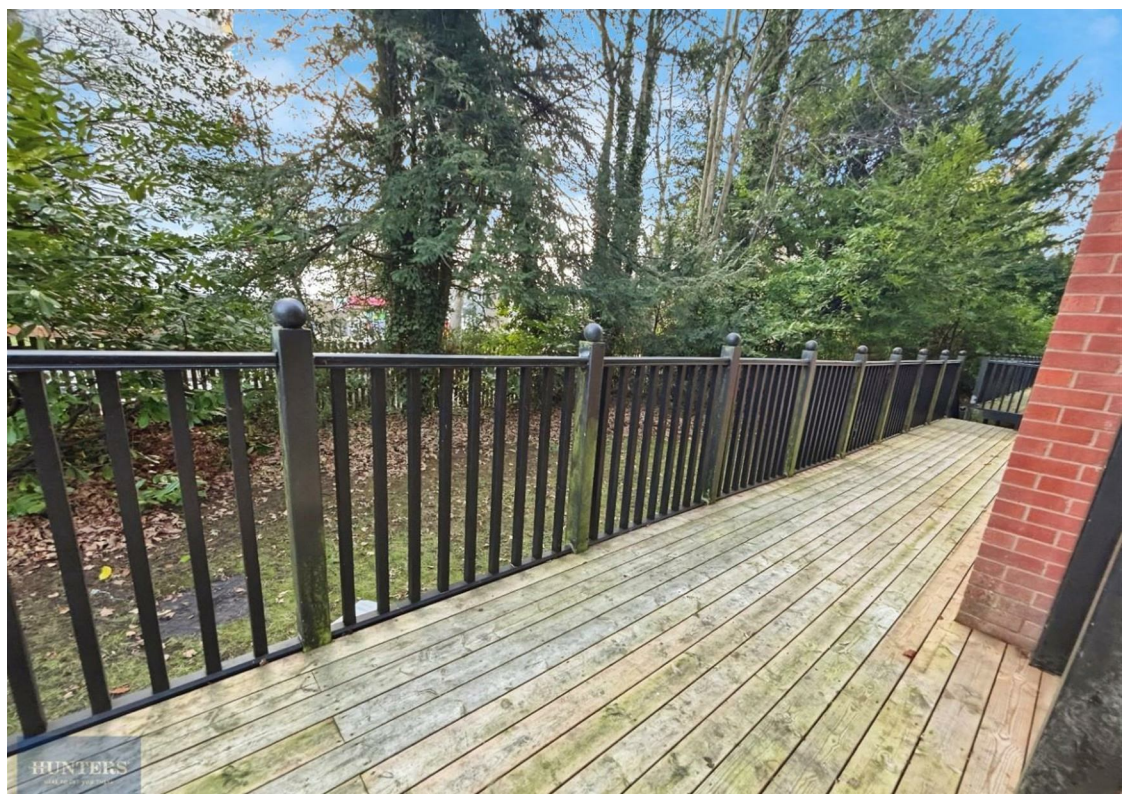
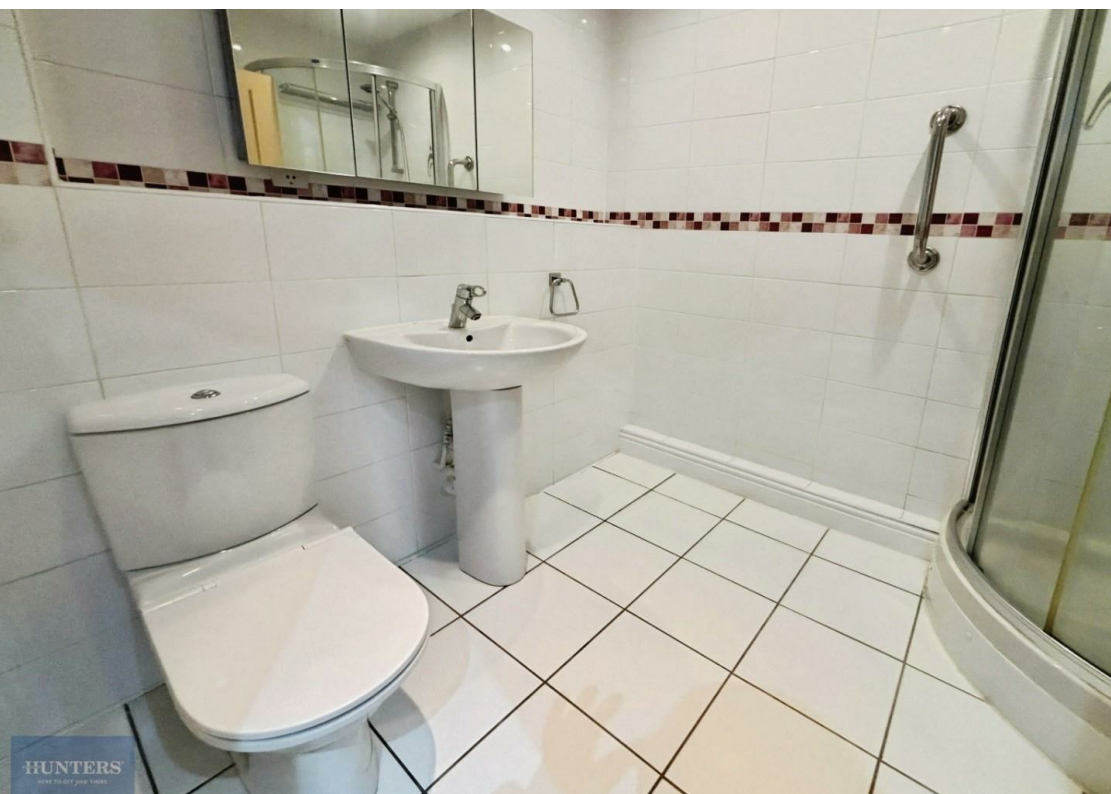
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DESCRIPTION

A well presented and spacious ground floor apartment situated in this prime Harborne location, in very close proximity to Harborne High Street. This two bedroom property is beautifully secluded within quiet communal grounds and additionally benefits from wrap-around outside decking and secure underground allocated parking with remote access. Being Sold with No Upward Chain.

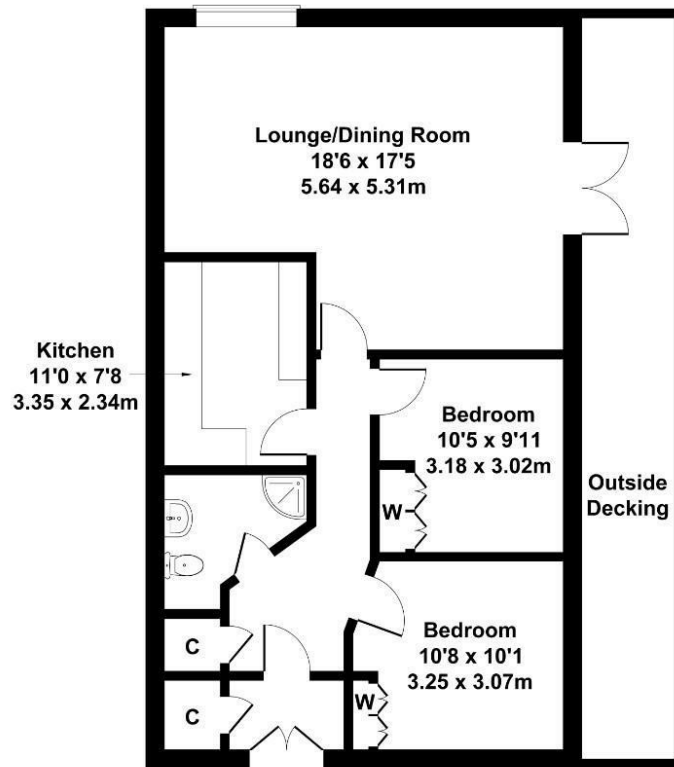
The Place is a popular development just off Abbey road, set within private well-maintained grounds and benefiting from double glazing and electric heaters as the primary heating source. The apartment is spaciouly proportioned throughout the ground floor, with a secure communal entrance with security video answer phone system. As you enter the apartment, a useful porch-way offers a storage cupboard and leads into the main hallway that provides access to all accommodation and a further storage cupboard. A spacious lounge-dining room has dual aspect windows to the side and rear with patio doors leading out to the decked wrap-around terrace which overlooks the beautiful grounds and is currently undergoing renovation which will include a balustrade. In addition is a separate fitted kitchen comprising wall and base level units with work surfaces and tiled splash-back, with integrated oven with electric hob and extractor fan. There is also an integrated fridge-freezer, dishwasher and washing machine included. There are two good sized bedrooms including master bedroom which has fitted wardrobes and access to the decked terrace area, and completing the property is a fully tiled shower-room with WC, wash hand basin and walk-in shower cubicle.





2 The Place

Approximate Gross Internal Area 78 sq m - 839 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewings

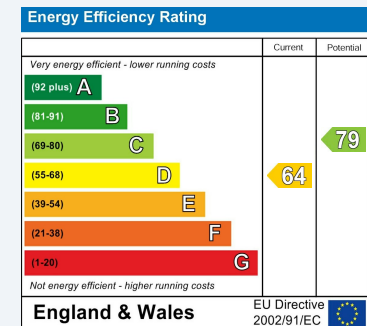
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.