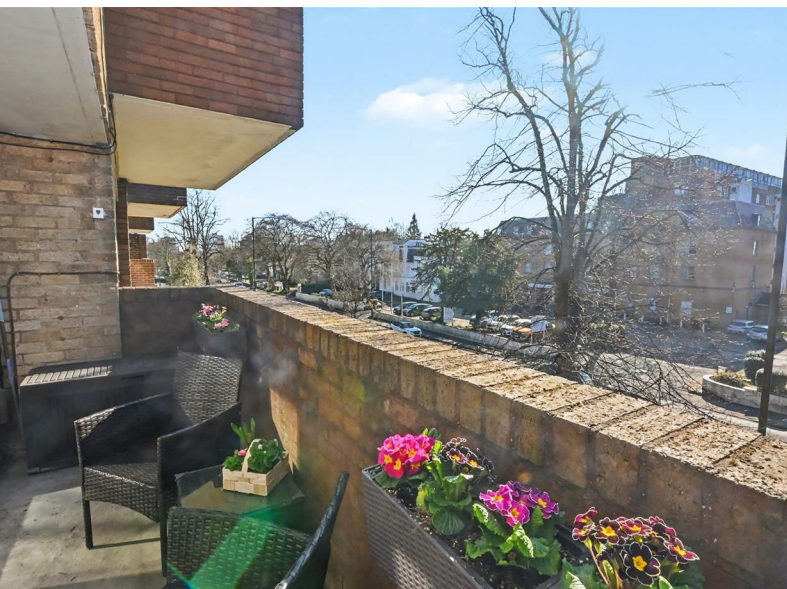


# ENGLANDS



Flat 18, Griffin House, 233 Hagley Road  
Birmingham, B16 9RR

£190,000





## PROPERTY DESCRIPTION

Excellent duplex apartment with long lease, set in a purpose-built development. This spacious property has the benefit of fitted kitchen, lounge/dining room, South-facing balcony, two bedrooms, one with ensuite shower room and bathroom. There are well-maintained communal gardens and a garage in a separate block.

Conveniently located on the Hagley Road, being close to Birmingham city centre, Harborne, Edgbaston Village, Queen Elizabeth Medical Centre and the University of Birmingham. The new Midland Metro Terminus is within easy walking distance. Having a private entrance door which is accessed via steps leading from the communal grounds, the property is located on the second floor.



Tel: 01214271974



Composite entrance door with obscured glazed panels leads into:

#### HALLWAY

Having wall-mounted electric heater, ceiling light point, fuse cupboard, stairs rising to first floor accommodation and two ceiling light points.

#### FITTED KITCHEN

3.64m max into recess x 2.24m max (11'11" max into recess x 7'4" max )

Having a range of matching gloss-fronted wall and base units, integrated appliances include Zanussi dishwasher, Bosch electric oven and combination oven/microwave, Hotpoint electric hob with Hotpoint wall-mounted extractor fan over and fridge freezer. Tiles to splashback area, Quartz-style work surfaces with integrated drainer and 1 1/2 bowl composite inset sink with mixer tap over, UPVC double glazed window overlooking the rear grounds, pull-out corner storage unit, plumbing for washing machine, vinyl flooring and ceiling light point.

#### LOUNGE/DINING ROOM

5.13m max x 4.13m max (16'9" max x 13'6" max ) Having two ceiling light points, double glazed sliding aluminium doors leading out to balcony, good size walk-in under stairs storage cupboard, wall-mounted electric storage heater plus further wall-mounted electric fire.

#### BALCONY

Delightful south-facing balcony having space for table and chairs. Two wall-mounted outdoor power sockets.

#### STAIRS RISING TO UPPER FLOOR ACCOMMODATION.

#### LANDING

Having ceiling light point.

#### BEDROOM ONE - FRONT

3.48m max to wardrobe front x 3.12m max (11'5" max to wardrobe front x 10'2" max)

Having UPVC triple glazed window overlooking the front, further UPVC double glazed window to the side, wall-mounted electric heater, wardrobes with sliding doors and ceiling light point.

#### BATHROOM

Having "P" shaped bath with mixer tap over and wall-mounted electric shower above, two ceiling light points, shower wall panels, electric radiator, wall-mounted wash hand basin being set into vanity storage and having mixer tap over, low flush WC with concealed cistern, and two UPVC double glazed windows with obscured glazing.

#### BEDROOM TWO - REAR

2.6m max x 3.46m max to wardrobe front (8'6" max x 11'4" max to wardrobe front )

Having UPVC double glazed window overlooking the rear, wardrobes with mirrored sliding doors, cupboard housing the Elson water cylinder and door through to:

#### ENSUITE SHOWER ROOM

Cleverly-integrated shower room comprising corner shower cubicle with wall-mounted drench shower head and further attachment, full complementary tiling to walls, tiled floor, recessed ceiling spotlight, wall-mounted wash basin with mixer tap over, low flush WC with concealed cistern and extractor fan.

#### OUTSIDE

Single garage in separate block. Communal gardens with lawns and established trees and shrubs.

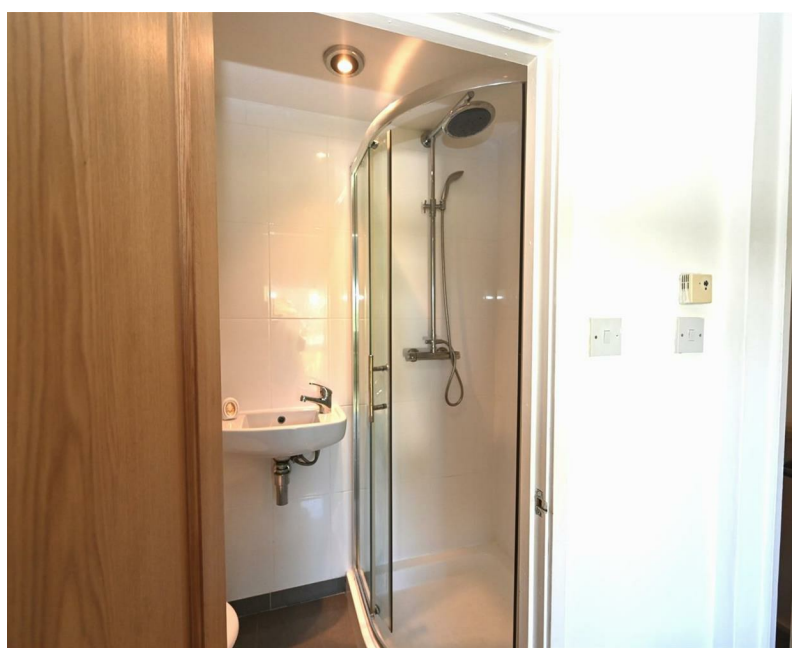
#### ADDITIONAL INFORMATION

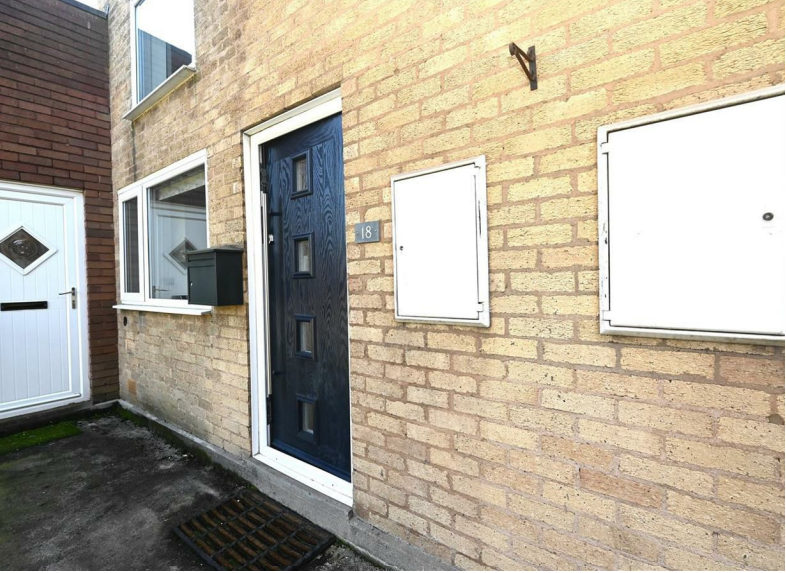
##### COUNCIL TAX BAND - C

TENURE: LEASEHOLD. 955 years remaining. There is a variable service charge payable which is currently £1,107.08 per half year.



# ENGLANDS

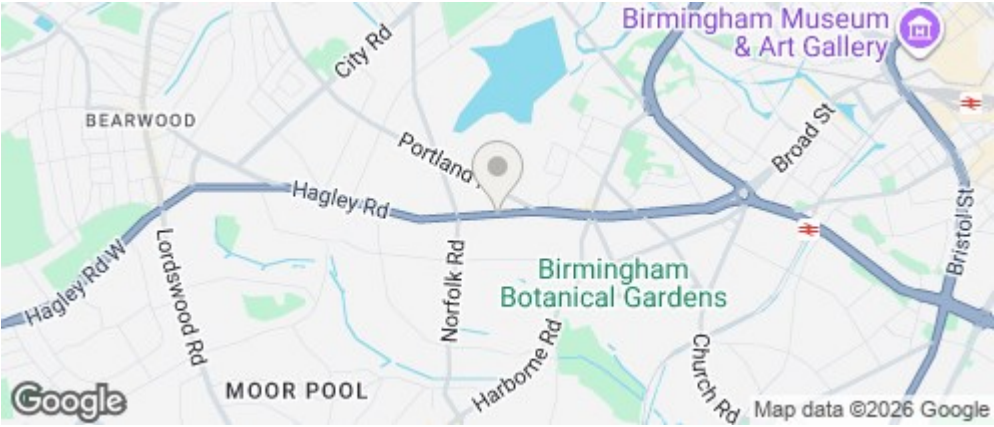




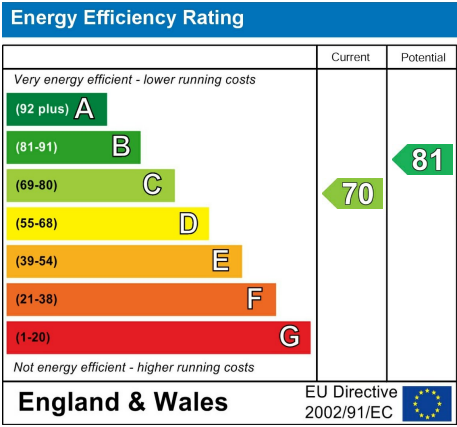
# ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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