ENGLANDS



42 Lordswood Square, Lordswood Road

Harborne, Birmingham, B17 9BS

£129,950

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PROPERTY DESCRIPTION

Ground floor flat set in a purpose-built development, close to Harborne. The property has the benefit of good-sized lounge/dining room, double glazing, fitted kitchen, double bedroom and bathroom.
The property itself is set back from the road in this quiet development enjoying its own landscaped grounds with lawn, trees, flower borders and communal parking facilities. Electric heating.
There is an extended lease making this property ideal for first time buyers.

Lordswood Square is well situated just off Lordswood Road between Carless Avenue and Gillhurst Road. It is readily accessible to the Queen Elizabeth Medical Centre, Birmingham University and Harborne Leisure Centre as well as excellent amenities in the High Street area and regular transport services to comprehensive City Centre facilities. Local motorway connections to the M5 and M6 are also readily accessible.

Approach is via a communal entrance hall with security answer phone system and a staircase affords access to the floors.



Tel: 01214271974

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Entrance door with spy hole leads into:

HALL
Having security answerphone, wall light and laminate flooring.

FITTED KITCHEN
3.75 max x 1.82 max (12'3" max x 5'11" max)
Having a range of matching wall and base units, wood-style work surfaces, double glazed window overlooking the communal grounds, ceiling light point, circular stainless steel sink drainer with mixed tap over, laminate flooring and part complementary tiling to walls. The following appliances are included in the sale: fridge freezer, John Lewis Slimline dishwasher, John Lewis washer dryer and freestanding electric oven with integrated hob.

LOUNGE/DINING ROOM
5.41 max x 3.75 max (17'8" max x 12'3" max)
Having UPVC double glazed window overlooking the landscaped grounds, two wall-mounted electric heaters, wooden fireplace with marble style insert and hearth with inset electric fire, wall light, laminate flooring and fitted book shelves.

DOUBLE BEDROOM
4.15 max into doorway x 3.14 max (13'7" max into doorway x 10'3" max)
Having UPVC double glazed window overlooking the communal gardens, wall-mounted electric heater, wall light and two built-in cupboards, one having fitted shelving.

BATHROOM
Having panel bath with wall-mounted electric shower over, pedestal wash basin with mixer tap over, UPVC double glazed window with obscured glazing, low flush WC, tiled flooring, complementary tiling to walls, wall-mounted electric heater plus further wall-mounted electric towel rail and wall light.

OUTSIDE
Delightful grounds and communal parking.

ADDITIONAL INFORMATION
COUNCIL TAX BAND - B
TENURE: LEASEHOLD. 136 YEARS REMAINING.
Current annual service charge = £1,759.53







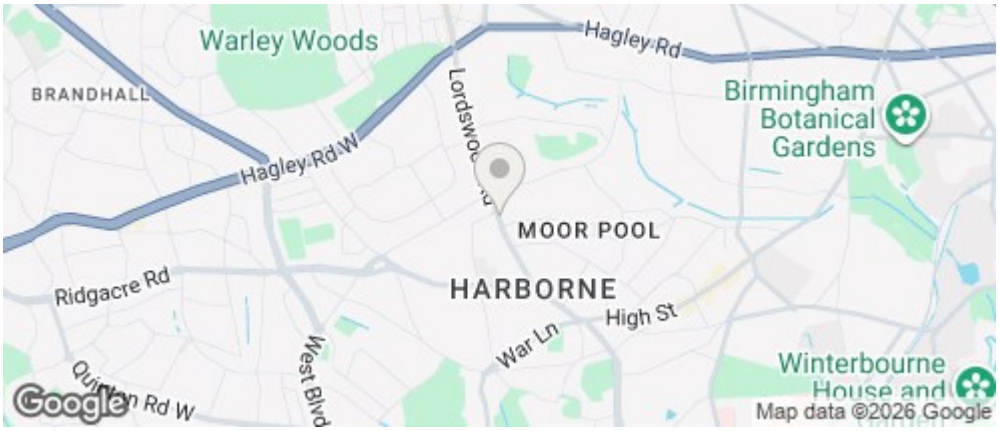


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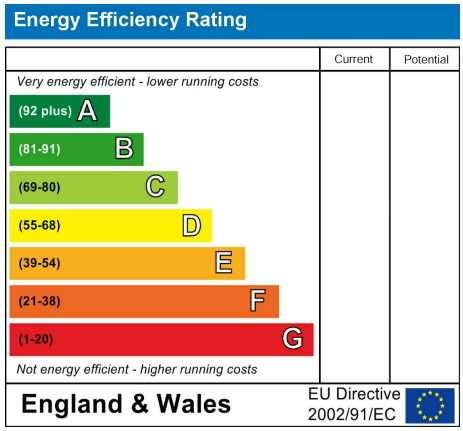




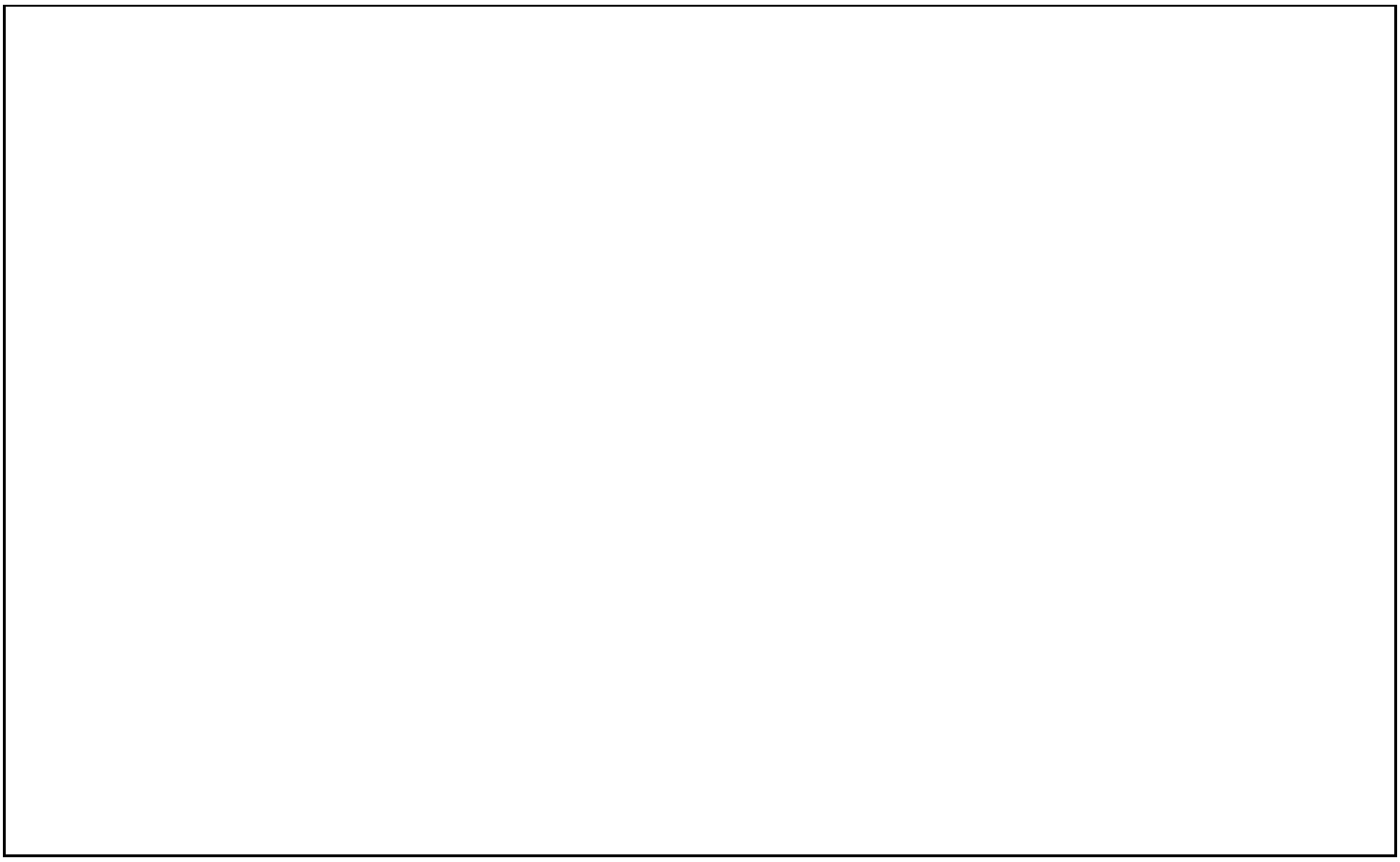
ROAD MAP



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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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.