

ENGLANDS



16 Old Church Road
Harborne, Birmingham, B17 0BB

£209,000





PROPERTY DESCRIPTION

A charming and comfortable one bedroom apartment set on the ground floor of an impressive Late Georgian Grade II Listed period conversion. The high ceilings and well-proportioned rooms combine to create an engaging ambiance. Recent improvements, including a newly-fitted kitchen and luxury bathroom, enhance its appeal. There are well kept communal gardens and an allocated parking space.

Old Church Road, situated between Vicarage Road and St. Peter's Road, offers convenient access to local amenities, including Harborne High Street, the Queen Elizabeth Hospital, and the University of Birmingham.

Regular transport services connect the area to comprehensive city centre leisure, entertainment, and shopping facilities. The property's views over St. Peter's Church, the oldest church in Harborne, create an authentic village atmosphere. Additionally, the presence of excellent schools nearby adds to the neighbourhood's desirability. Notably, The Bell, an old coaching station inn with over 300 years, is close by.





The property is set in delightful communal grounds and has the benefit of an allocated parking space. The apartment has its own private entrance.

VESTIBULE

Having ceiling light point, tile-effect flooring and useful walk-in storage cupboard.

SITTING ROOM

4.56 max x 4.33 max (14'11" max x 14'2" max)
Spacious room having window overlooking the front elevation, fireplace with inset gas fire and ornate surround, built-in shelving and cupboards into recess, ceiling light point with ceiling rose and radiator.

NEWLY FITTED KITCHEN

2.6 max x 2.14 max (8'6" max x 7'0" max)
Having a range of matching wall and base units, integrated electric oven and ceramic hob with wall-mounted extractor fan over, cupboard housing the wall-mounted Worcester Bosch Combi boiler. Single bowl stainless steel sink drainer with mixer tap over, window overlooking the side elevation, integrated washing machine, freezer, dishwasher and fridge, wood-style work surfaces, part complementary tiling to walls, ceiling light point and tile-effect flooring.

BEDROOM

4.55 max x 4.27 max (14'11" max x 14'0" max)
Having sash window overlooking the front, radiator, ceiling light point and useful built-in storage cupboards.

RE-FITTED LUXURY BATHROOM

3.41 max x 2.06 max (11'2" max x 6'9" max)
Having panelled bath with mixer tap over, walk-in shower with two showerheads, wash handbasin with mixer tap over set into stand, two timber double glazed windows, low flush WC, recessed ceiling spotlights, vertical radiator, full complementary tiling to walls and floors, extractor fan and wall-mounted mirror.

OUTSIDE

Communal grounds surround the property with a range of established trees, flowers, lawn and shrubs. There is an allocated parking space.

ADDITIONAL INFORMATION

Council Tax Band - C

Tenure - Leasehold with 1/7th share of freehold. 999 Years from 1st May 1980, with 955 years remaining.

Service charge - £249 pcm. Ground Rent - Peppercorn

We bring to possible buyers notice a potential issue with a tenant in an adjoining property.



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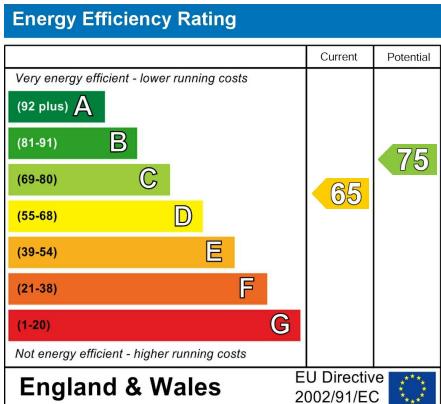
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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Misrepresentation Act 1967

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