

# ENGLANDS



16 Winifride Court 8 Albert Road

Harborne, Birmingham, B17 0AN

£141,000





## PROPERTY DESCRIPTION

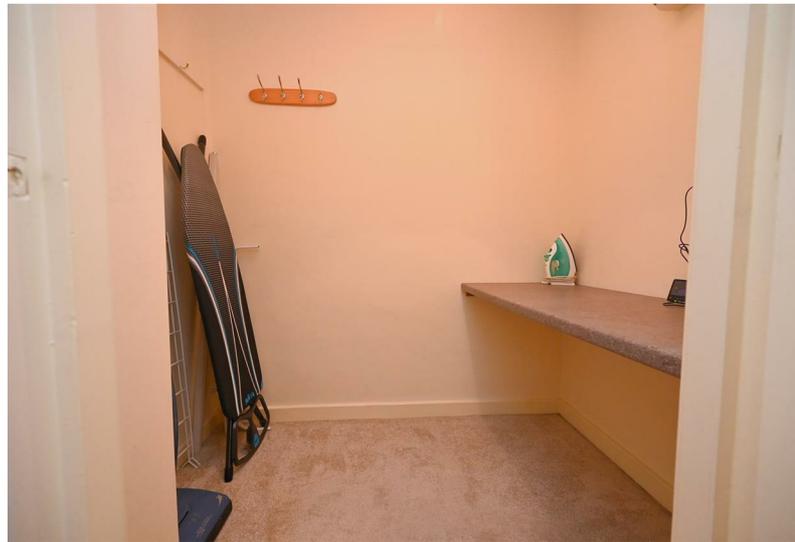
A second (top) floor apartment situated at the rear of a low rise, purpose built development, including hallway with useful alcove, kitchen, living/dining room, bedroom and bathroom. Also it benefits from having no chain.

Winifride Court is located on Albert Road and enjoys convenient access to the Queen Elizabeth Medical Centre, the University of Birmingham, and Harborne Leisure Centre, in addition to excellent amenities along Harborne High Street. Furthermore, it is well serviced by regular public transport routes that connect to the vibrant leisure, entertainment, and shopping facilities of the City Centre.

The property itself is set back from the road by mainly lawned grounds and having some communal parking facilities at the rear. Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.

To fully appreciate the accommodation, an internal inspection is highly recommended. The property comprises the following details:





## HALLWAY

Having entrance door with spy hole, two ceiling light points, electric heater, security answerphone and cupboard housing water tank. Useful alcove that could be used for a variety of purposes such as utility room, study or storage.

## LIVING ROOM

4.39m max x 3.48m max (14'4" max x 11'5" max )

Having two ceiling light points, UPVC double glazed window and electric heater.

## BEDROOM

3.70m max x 3.48m max (12'1" max x 11'5" max )

Having ceiling light points, electric heater and UPVC doubled glazed window.

## KITCHEN

3.02m max x 1.83m max (9'10" max x 6'0" max)

Having UPVC double glazed window, wall and base units with worktop over, plumbing for washing machine, partial tiling to walls, ceiling stripe light, single bowl sink drainer with mixer tap over, electric oven, electric hob with extractor fan over, space for appliances and vinyl flooring.

## BATHROOM

Having vinyl flooring, fan heater, partial tiling to walls, low flush WC, pedestal hand wash basin, panelled bathtub with wall mounted electric shower, ceiling light point and wall light.

## OUTSIDE

Communal parking and grounds at the rear.

## ADDITIONAL INFORMATION

Council Tax Band: B

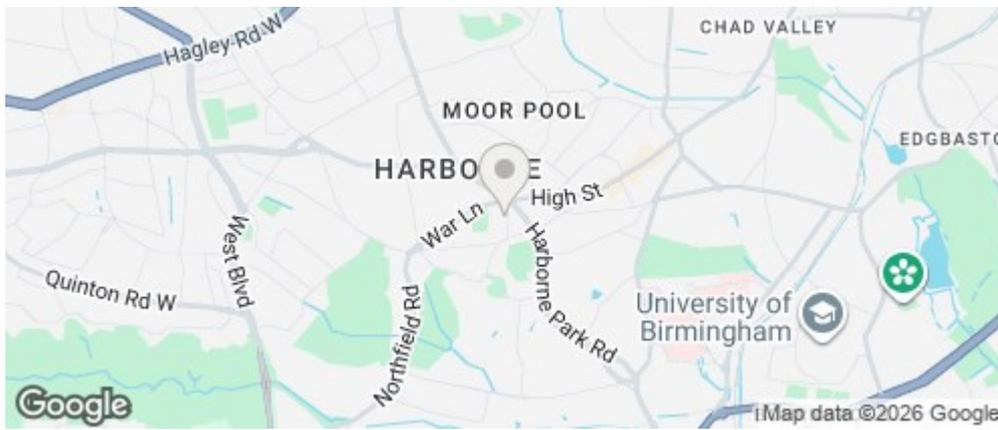
We are advised the property is leasehold with 172 years remaining and a variable service charge currently payable of £1,600 per annum.



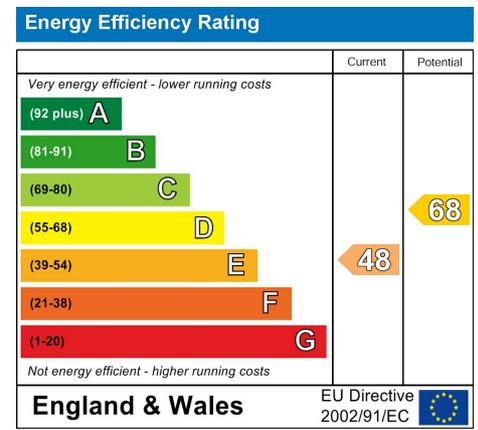
# ENGLANDS



## 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.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.