ENGLANDS



6 Cavendish Court, Oakhill Close

Birmingham, B17 8DE

£240,000

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PROPERTY DESCRIPTION

Set in a quiet secure development, this first floor apartment includes living room, dining room, fitted breakfast kitchen, two bedrooms (one with ensuite), bathroom and communal parking in gated secured grounds.

Cavendish Court is well situated on Oakhill Close which in turns leads off the junction of Meadow Road and Woodbourne Road. This location provides easy access to comprehensive City Centre leisure, entertainment and shopping facilities and is also readily accessible to excellent amenities around Harborne and Bearwood, as well as the delightful grounds of Lightwoods Park, The Queen Elizabeth Medical Centre and Birmingham University.

The development is situated in its own gated secured landscaped grounds with lawn, trees, borders also parking facilities. Approach to the block is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.



Cavendish Court Oakhill Close





HALLWAY
Having radiator, two ceiling light points, coving to ceiling, wooden style flooring, security answerphone and storage cupboard housing Megaflo water tank.

BATHROOM
Having partial tiling to walls, radiator, panelled bathtub with mixer tap over, pedestal hand wash basin, low flush WC, recessed ceiling spotlights, vinyl flooring and extractor fan.

KITCHEN
3.45m max x 2.88m max (11'3" max x 9'5" max)
Having recessed ceiling spotlights, tiled flooring, a range of wall and base units with worktop over, integrated Bosch dishwasher, single bowl sink drainer with mixer tap over, partial tiling to walls, electric oven with gas hob and extractor fan over, integrated fridge freezer, cupboard housing Baxi gas combi boiler, radiator, space and plumbing for washing machine and glazed doors leading to:

DINING ROOM
4.64m max x 2.87m max (15'2" max x 9'4" max)
Having wooden style flooring, radiator, UPVC double glazed window, coving to ceiling and ceiling light point.

LIVING ROOM
5.20m max x 4.20m max (17'0" max x 13'9" max)
Having wooden style flooring, two radiators, two ceiling light points, UPVC double glazed bay style window and coving to ceiling.

BEDROOM ONE
4.33m max x 3.61m max (14'2" max x 11'10" max)
Having wooden style flooring, radiator, UPVC double glazed window, two built-in wardrobes, ceiling light point, coving to ceiling and door leading to:

ENSUITE SHOWER ROOM
Having vinyl flooring, radiator, partial tiling to walls, low flush WC, UPVC double glazed obscured window, recessed ceiling spotlights, extractor fan, pedestal hand wash basin and fully tiled shower cubicle.

BEDROOM TWO
3.90m max x 3.03m max (12'9" max x 9'11" max)
Having wooden style flooring, radiator, UPVC double glazed window, ceiling light point, coving to ceiling and built-in wardrobe.

OUTSIDE
Secure gated communal car park.

ADDITIONAL INFORMATION
Tenure: We are advised the property is leasehold with 73 years remaining (99 years from 2000) with a service charge of £1,630.57 per half year and ground rent of £175 per annum.
Council Tax Band: E









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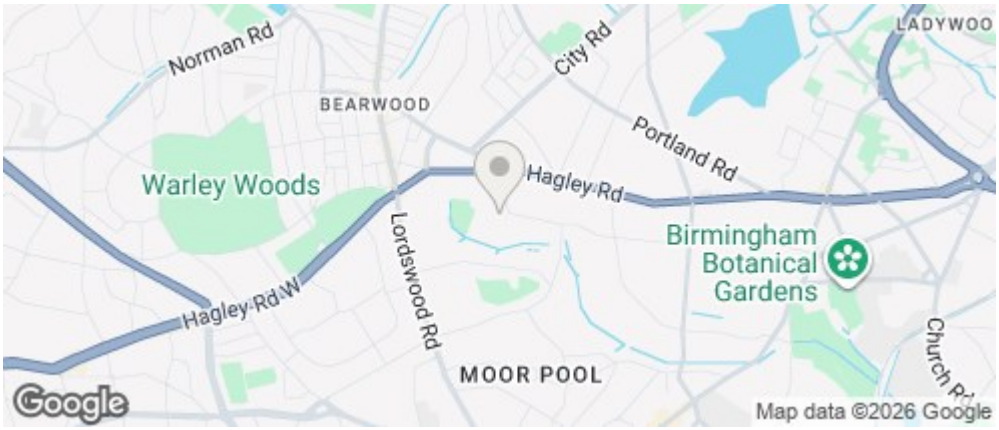


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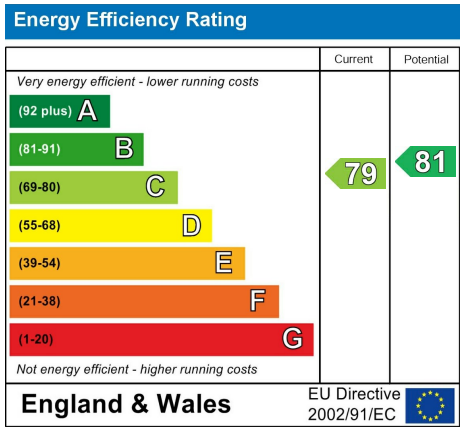




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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"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

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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.