ENGLANDS



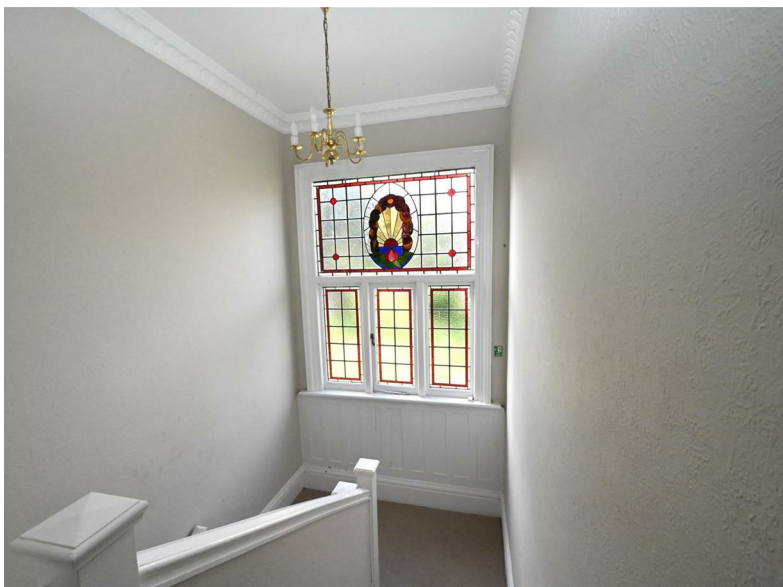
Flat 5, 118 Greenfield Road

Harborne, Birmingham, B17 0EG

£195,000

2 2 1 D









PROPERTY DESCRIPTION

Spacious second (top) floor apartment set in an attractive period detached conversion. Number 5 occupies the entire top floor of the building. Briefly comprising: delightful communal reception area, large hallway, lounge/dining room, fitted kitchen, two bedrooms, one with ensuite shower room, bathroom and allocated parking space. NO CHAIN.

Greenfield House is a Grade II listed building and is very well-situated on the corner of Greenfield Road and Bull Street, close to Harborne High Street. It is part of the Greenfield Road conservation area and readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities. The property would benefit from some general maintenance and decorating throughout in order to enhance the overall presentation.

The development is set in its own grounds with lawn, boundary wall, wrought iron railings and allocated parking facilities to the front and rear.



Tel: 01214271974

118 Greenfield Road





Approach is via a communal entrance hall with security answerphone system, entrance door, tiled floor, decorative coving, ceiling light point, leaded light front window and corner ornate fireplace. There is also a rear hall/passageway area which provides access to the rear of the building and a pathway with access to Bull Street. Stairs provide access to the upper floors and the property is on the second floor.

Entrance door leads into:

HALLWAY
A light, spacious and substantial hall having two radiators, window overlooking the side, further window to the rear, two ceiling light points, security answerphone and eaves storage cupboard housing the wall-mounted Worcester gas Combi boiler. Hallway is spacious enough for storage cupboards and an office area.

LOUNGE/DINING ROOM
4.71 max into bay x 4.23 max (15'5" max into bay x 13'10" max)
Having two windows, radiator, ceiling light point and double doors with glazed panels leading into the kitchen.

KITCHEN
2.48 max x 2.43 max (8'1" max x 7'11" max)
Having a range of matching wall and base units, integrated Neff electric oven with gas hob over and wall-mounted extractor fan above, appliance spaces and plumbing for washing machine/dishwasher and further appliance space for fridge freezer. Composite work surfaces, one and a half bowl stainless steel sink drainer with mixer tap over, exposed wood flooring, ceiling light point and UPVC double glazed window overlooking the side.

INNER HALLWAY
Unusually for a flat, there is a loft which provides potential for storage.

BEDROOM ONE
4.29 max x 3.66 max (14'0" max x 12'0" max)
Having radiator, ceiling light point, and window overlooking the side of the property.

ENSUITE
Having exposed wood flooring, ceiling light point, one central heating radiator, one electric radiator, shower cubicle with wall-mounted electric shower, part complementary tiling to walls, double basin vanity unit with drawers and double glazed Velux window.

BEDROOM TWO
2.96 max x 2.55 max (9'8" max x 8'4" max)
Having radiator, ceiling light point, Velux window with integrated blind, and eaves storage area.

BATHROOM
Having panelled bath with central mixer tap, wall-mounted shower above and side screen, tiling to walls, tile-effect flooring, Velux window with integrated blind, radiator, low flush WC, pedestal wash hand basin with mixer tap over, wall-mounted mirror cabinet with lights and integrated shaver point, and ceiling light point.

ADDITIONAL INFORMATION
TENURE: We are advised the property is leasehold with 85 years remaining and a service charge of £1,775.24 and ground rent of £75 per annum.
COUNCIL TAX BAND : B
One allocated parking space.



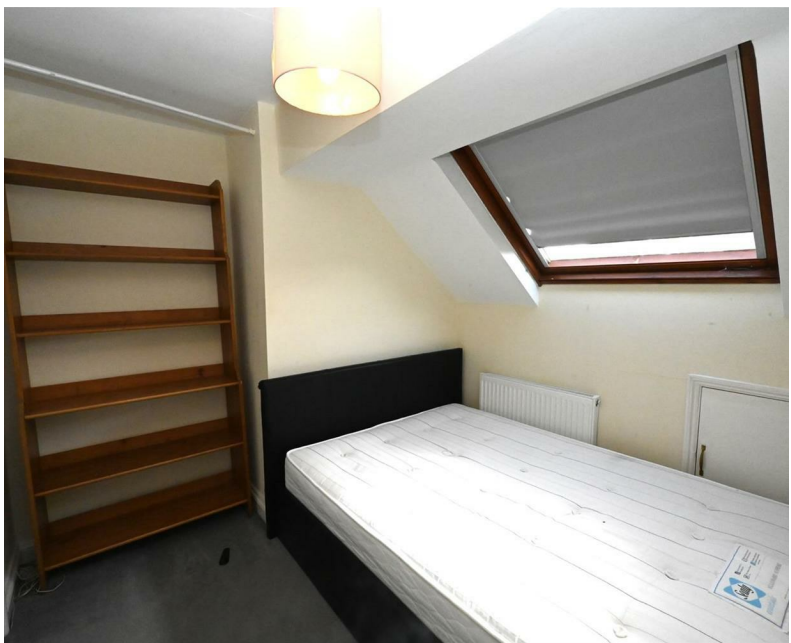






ENGLANDS



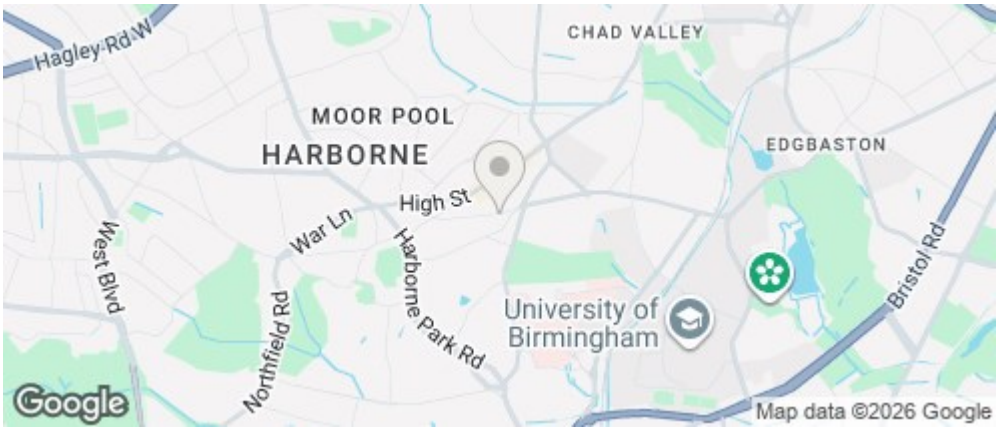




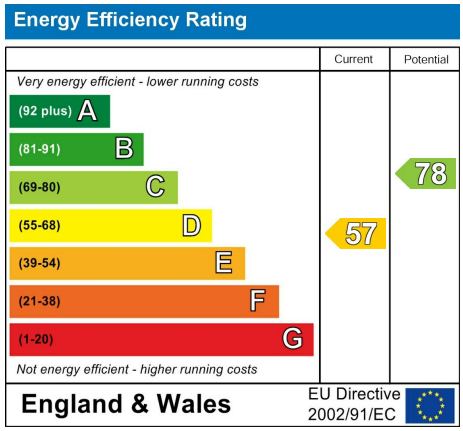
ENGLANDS



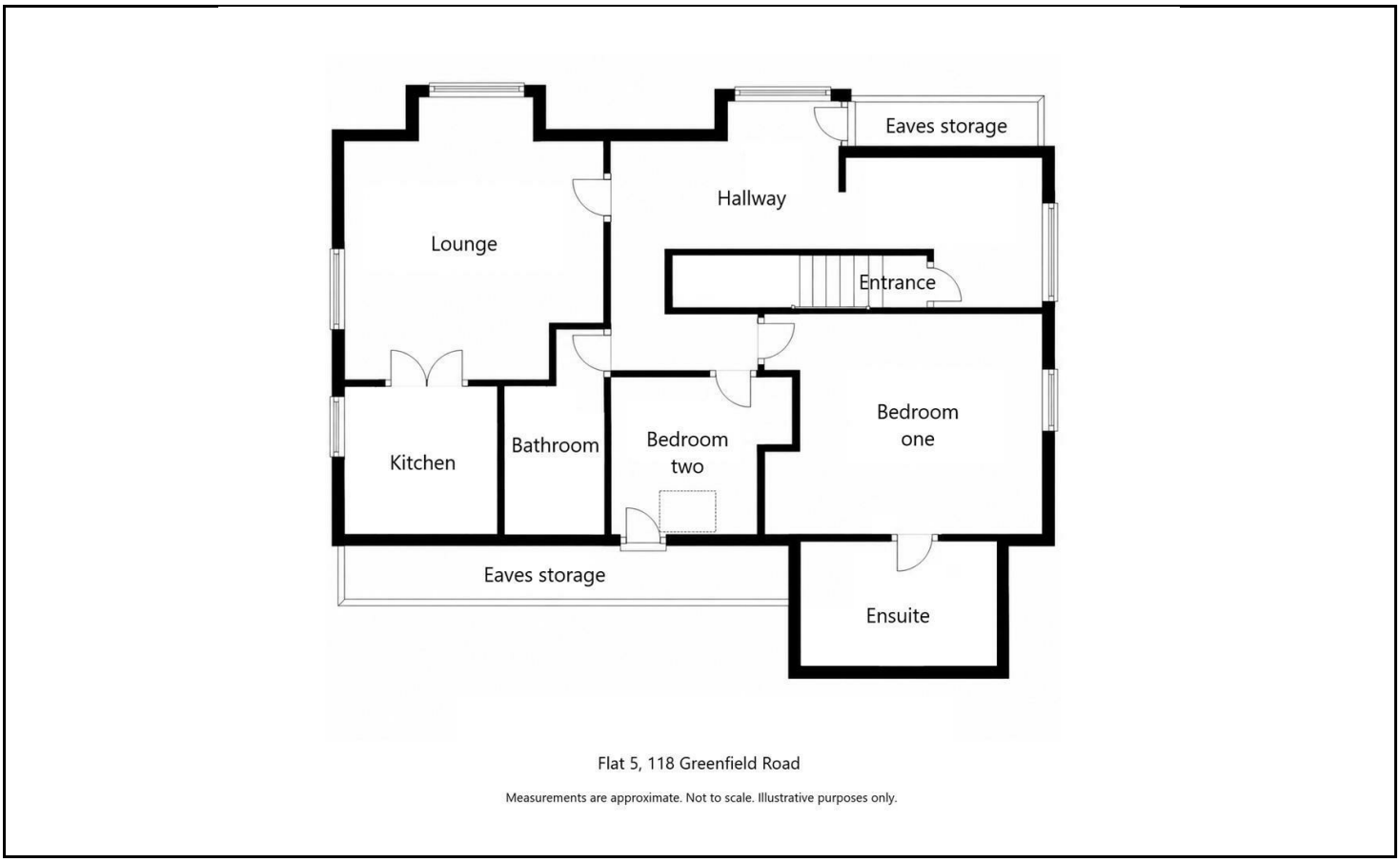
ROAD MAP



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."

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

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.