

ENGLANDS



Flat 33 Winifride Court 12 War Lane

Harborne, Birmingham, B17 9RN

£159,000





PROPERTY DESCRIPTION

A well presented first floor apartment situated in a low rise, purpose built development, including hallway with two large storage cupboards, kitchen, living/dining room, two bedrooms and shower room. Also it benefits from having no chain.

Winifride Court is located at the top of War Lane 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:



Flat 33 Winifride Court 12 War Lane



HALLWAY

Having ceiling light point, electric heater, security answerphone and two large built-in storage cupboards.

LIVING ROOM

5.72m max x 3.02m max (18'9" max x 9'10" max)

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

KITCHEN

4.02m max x 1.85m max (13'2" max x 6'0" max)

Having recessed ceiling spotlights, partial tiling to walls, a range of wall and base units with worktop over, UPVC double glazed window, space for oven and fridge freezer, extractor fan, plumbing for washing machine, one and a half bowl sink drainer with mixer tap over, cupboard housing hot water tank and tiled flooring.

BEDROOM ONE

4.72m max x 2.97m max (15'5" max x 9'8" max)

Having ceiling light point, electric heater, coving to ceiling and UPVC double glazed window.

BEDROOM TWO

4.75m max x 1.91m max (15'7" max x 6'3" max)

Having ceiling light point, electric heater, coving to ceiling and UPVC double glazed window.

BATHROOM

Having ceiling light point, UPVC double glazed obscured window, wall mounted heater, partial tiling to walls, low flush WC, pedestal handwash basin with mixer tap over, vinyl flooring and fully tiled shower cubicle with wall mounted electric shower.

OUTSIDE

Communal parking at the rear.

ADDITIONAL INFORMATION

Council Tax Band: B

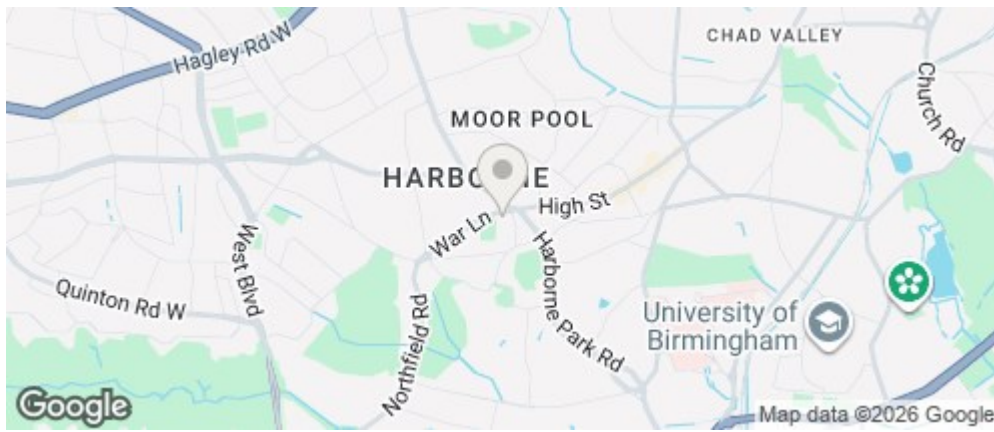
We are advised the property is leasehold with 172 years remaining and a service charge of £1,380.05 per annum.



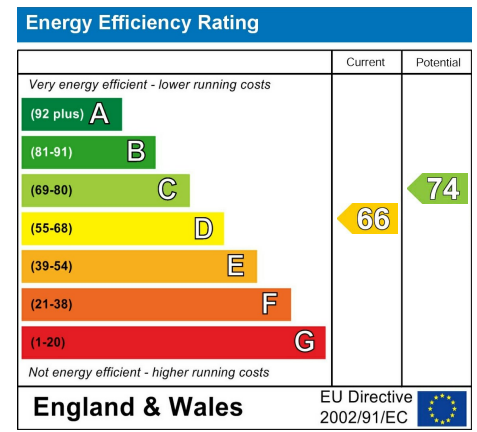
ENGLANDS



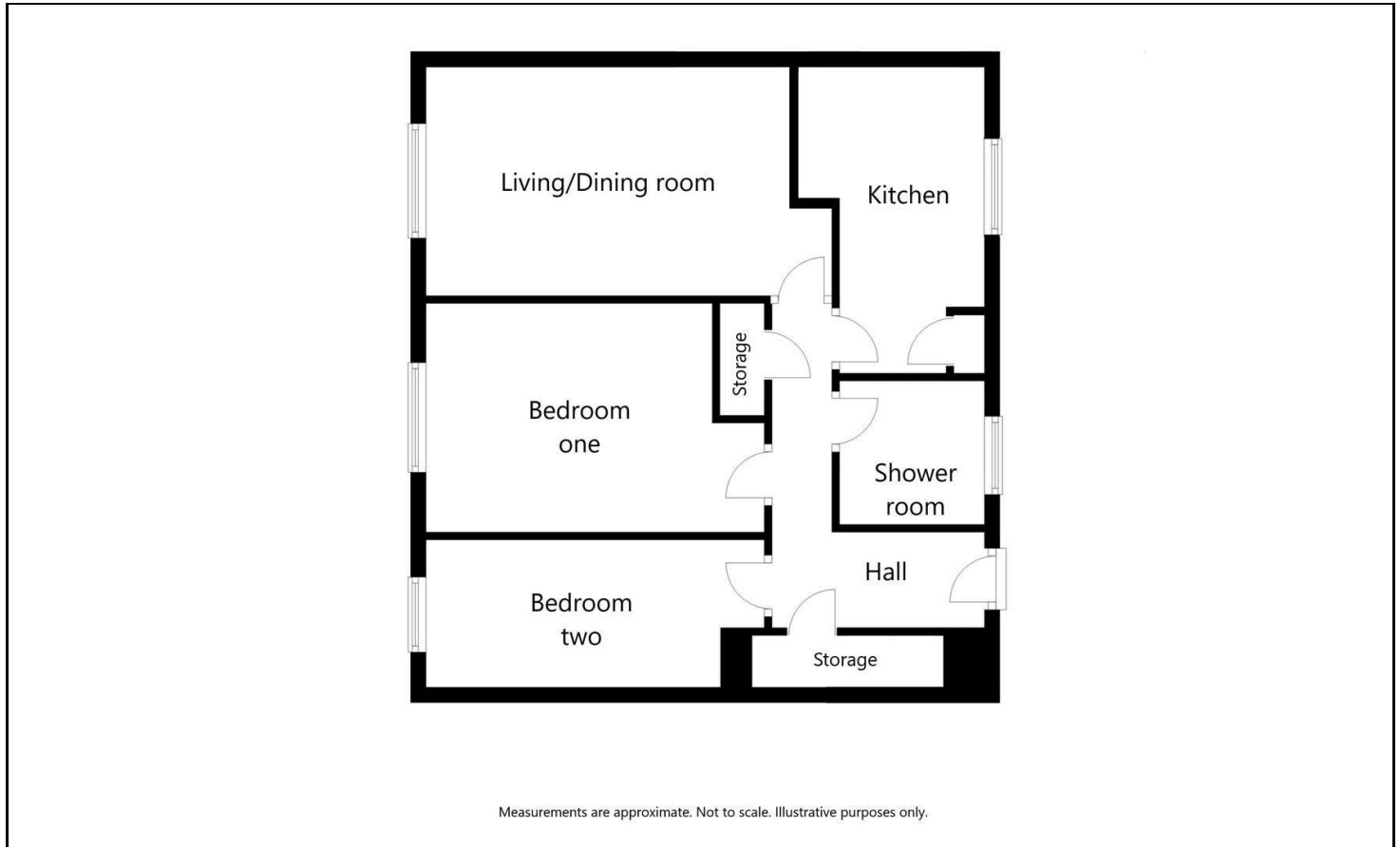
ROAD MAP



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.