

ENGLANDS



4 Crofters Court Harrisons Road

Edgbaston, Birmingham, B15 3QR

£250,000





PROPERTY DESCRIPTION

Located in a desirable, gated development, this spacious first floor apartment includes kitchen/diner, living room, two bedrooms with built in wardrobes, bathroom and garage in separate block. The property benefits from a long lease and no upward chain.

Crofters Court is a private road leading off Harrisons Road which in turn leads between Richmond Hill Road and Somerset Road. It is readily accessible to the Queen Elizabeth Medical Centre and Birmingham University, as well as excellent amenities around Harborne High Street and regular transport services to comprehensive city centre, leisure, entertainment and shopping facilities.

The property itself is situated on the first floor of this low rise development set in delightful landscaped grounds with electronically operated entrance gates, lawns, trees, borders and some communal parking facilities. The rear of the property also enjoys a delightful aspect to playing fields. Approach is via a communal entrance hall with security answer phone system and a staircase affords access to the floors.

The accommodation can only be appreciated by a full internal inspection and comprises in more detail:



4 Crofters Court Harrisons Road



Glazed entrance door leads into:

HALLWAY

Having built in storage/cloak cupboard, security answerphone system, radiator and two ceiling light points. Further built in airing cupboard housing Vaillant gas combi boiler.

LIVING ROOM

5.38m max x 3.61m max (17'7" max x 11'10" max)

Having two ceiling light points, radiator, UPVC double glazed window, coving to ceiling and built in shelving.

KITCHEN/DINER

4.87m max x 3.41m max (15'11" max x 11'2" max)

Having a range of wall and base units with worktop over, 1 1/2 bowl sink drainer with mixer tap over, UPVC double glazed window, ceiling strip lighting, plumbing and space for washing machine and dishwasher, gas hob with extractor fan over, integrated double electric oven, partial tiling to walls, radiator and tile effect vinyl flooring.

BEDROOM ONE

3.58m max x 3.55m max (11'8" max x 11'7" max)

Having ceiling light point, radiator, UPVC double glazed window, built-in wardrobe with sliding doors and hand wash basin with tiled splashback.

BEDROOM TWO

3.60m max x 3.22m max (11'9" max x 10'6" max)

Having ceiling light point, radiator, UPVC double glazed window and built-in wardrobe with sliding doors.

BATHROOM

Having ceiling strip lighting, radiator, partial tiling to walls, panelled bathtub with mixer tap over, pedestal hand wash basin, low flush WC and tile effect vinyl flooring.

OUTSIDE

Residents' parking, front and rear communal gardens having delightful lawns, evergreen shrubs and trees. Garage with electric up and over door, set in separate block.

ADDITIONAL INFORMATION

Tenure: We are advised the property is leasehold with 158 years remaining and a service charge of £1415.37 per half year (Sept 2025 - March 2026).

Council Tax Band: C



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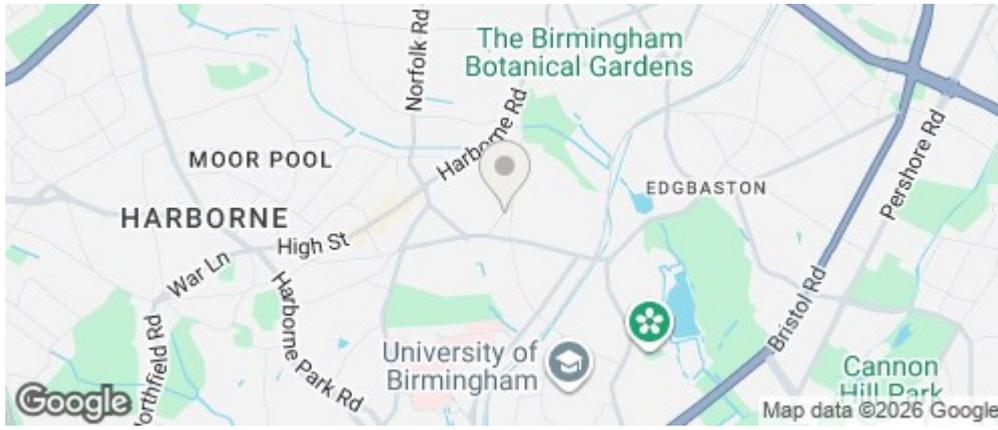




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ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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Misrepresentation Act 1967

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