

ENGLANDS



107 Cross Farm Road

Harborne, Birmingham, B17 0NZ

£185,000





PROPERTY DESCRIPTION

First (top) floor apartment set in a very convenient location and having the benefit of two bedrooms, two bathrooms, (one ensuite), sitting room with Juliet balcony, fitted kitchen, spacious hallway with plenty of storage, double glazing, gas central heating, secure gated parking and attractive communal grounds. There is no chain.

Cross Farm Road is situated between Metchley Lane and Harborne Park Road. It is readily accessible to the Queen Elizabeth Medical Centre, Birmingham University, Harborne Leisure Centre as well as excellent amenities around the High Street area and transport services to the comprehensive city centre leisure entertainment and shopping facilities.

The property is situated in this low rise two storey purpose built development, Cross Farm Manor, set in its own grounds with lawns and trees. Approach is via a communal entrance door leading into hallway, having ceiling light point, meter cupboards and door through to stairs, which lead to the first floor. Entrance door with spy hole leads into:





HALLWAY

Having security answer phone, ceiling light point, useful large walk-in storage cupboard, further cupboard housing the Megaflo hot water tank and loft access hatch.

LOUNGE/DINING ROOM

4.71 max x 3.15 max (15'5" max x 10'4" max)

Having UPVC double glazed windows opening to Juliet balcony and overlooking the rear garden, ceiling light point and radiator times two.

KITCHEN

2.93 max x 2.05 max (9'7" max x 6'8" max)

Having a range of matching wall and base units, laminate work surfaces, laminate flooring, part complementary tiling to walls, one and a half bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window overlooking the rear grounds, integrated Bosch electric oven with gas hob over and extractor fan above, integrated fridge freezer, integrated Hotpoint washer dryer, and wall-mounted Glow-worm gas boiler.

BEDROOM ONE

5.18 max to wardrobe front x 3.15 max (16'11" max to wardrobe front x 10'4" max)

Having two UPVC double glazed windows, radiator, two ceiling light points, two fitted wardrobes and door through to:

ENSUITE SHOWER ROOM

Having good-sized walk-in tiled shower cubicle, recessed ceiling spotlights, radiator, tiled flooring, pedestal wash handbasin with mixer tap over, part complementary tiling to walls, shaver point, extractor fan and low flush WC.

BEDROOM TWO

3.34 max x 2.48 max (10'11" max x 8'1" max)

Having UPVC double glazed window overlooking the front, radiator, and ceiling light point.

BATHROOM

Having panelled bath with shower attachment and mixer tap over, pedestal wash hand basin with mixer tap over, low flush WC, part complementary tiling to walls, recessed ceiling spotlights, radiator, extractor fan and shaver point.

OUTSIDE

The property benefits from one allocated car parking space approached via remotely controlled secured gated access. The flat itself is set within well kept communal grounds, and communal bin store.

ADDITIONAL INFORMATION

TENURE: Leasehold. We are advised that there are 102 years remaining (125 years from 1st January 2003). There is a variable service charge payable currently of £2,100 and a ground rent of £416 per annum.

COUNCIL TAX BAND: C



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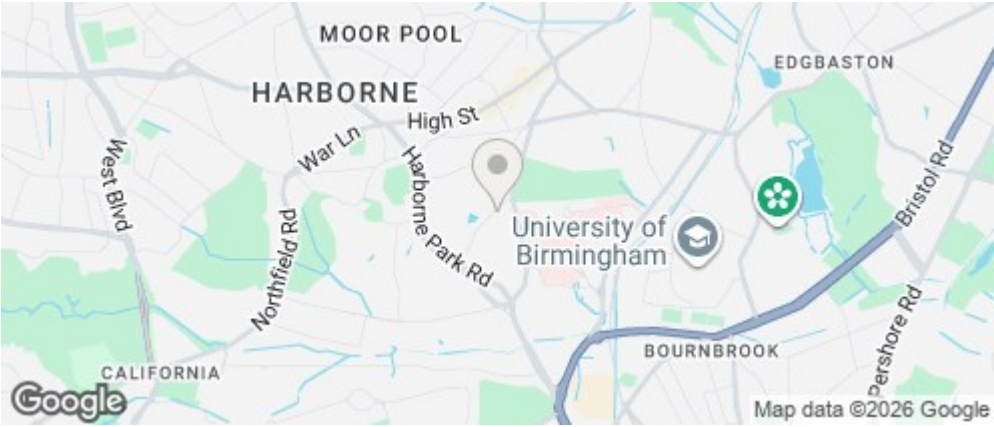




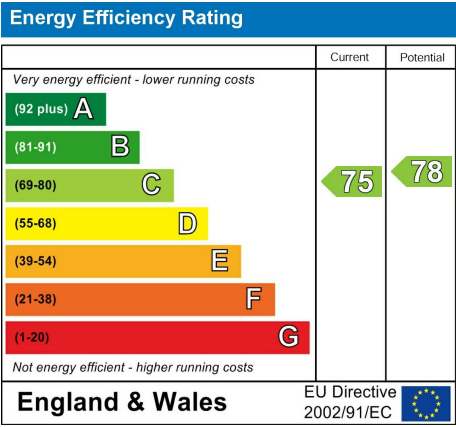
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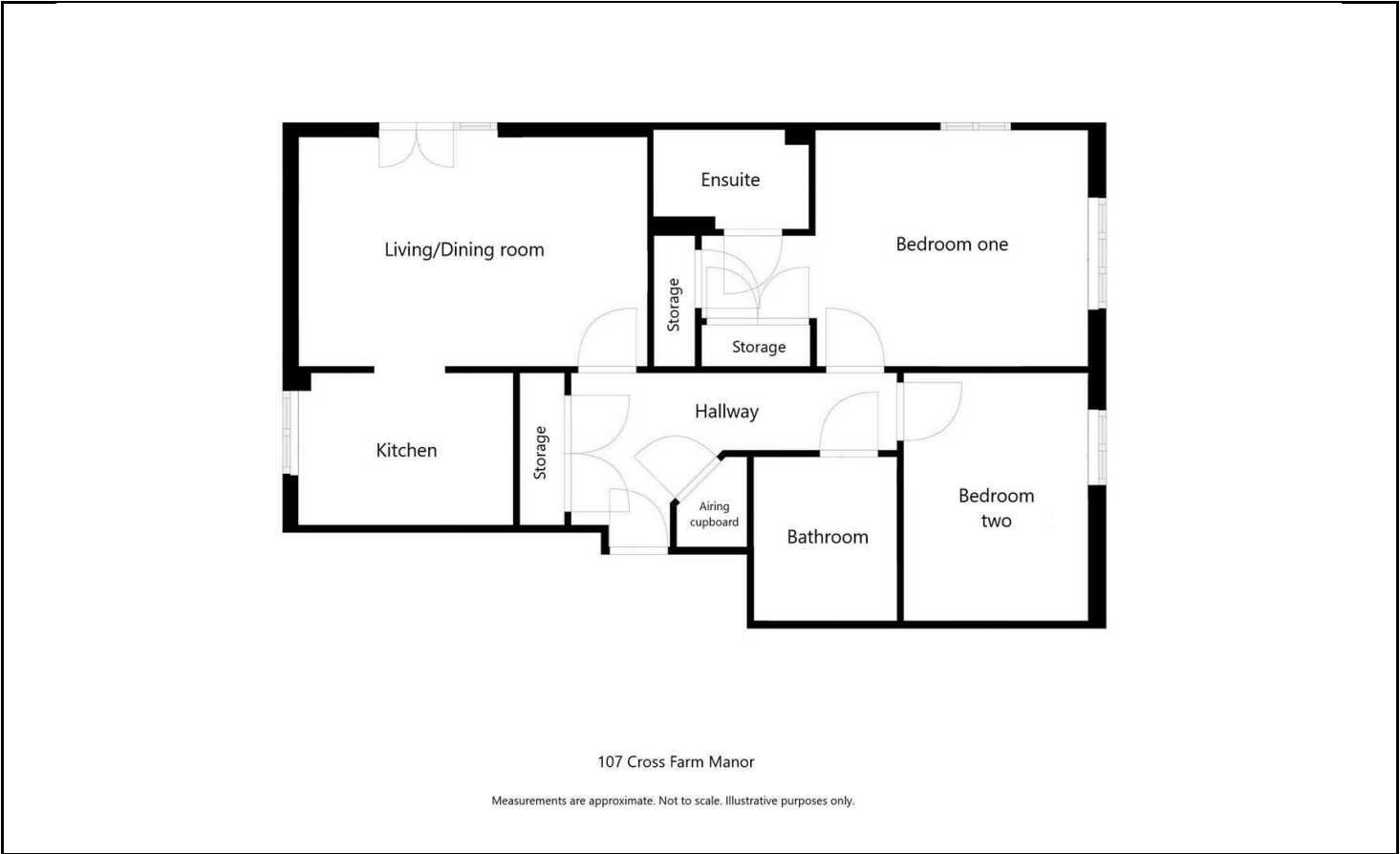
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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