

# ENGLANDS



89 Metchley Lane

Harborne, Birmingham, B17 0JU

£220,000



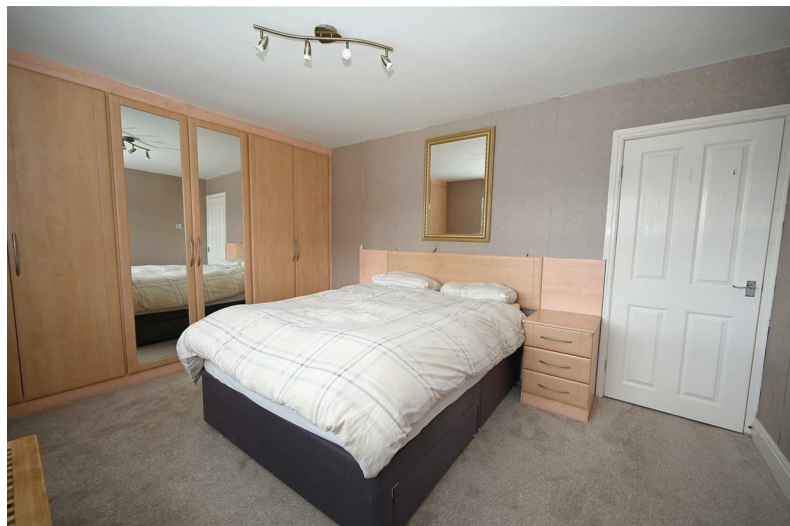


## PROPERTY DESCRIPTION

Very well-presented ground floor flat having the benefit of two bedrooms, lounge/dining room, recently re-fitted kitchen and bathroom. Bracebridge Court is located at the junction on Metchley Lane, conveniently located for Harborne, being close to the high street and within easy walking distance to the QE Hospital, University of Birmingham and the new University train station. Birmingham city centre is also readily accessible. This property has the benefit of a garage and a very long lease. Viewing highly recommended to fully appreciate how much natural light there is.

Bracebridge Court is set within very well-maintained grounds having lawns and established evergreens and trees. Communal entrance leads into hallway and flat number 2 is situated on the ground floor.





Entrance door with security gate leads into:

#### HALLWAY

Having security answerphone, wall-mounted electric heater, wood-style flooring and ceiling light point. In addition, there is a useful store cupboard where the hot water tank is housed.

#### KITCHEN

3.24 max x 2.64 max (10'7" max x 8'7" max)

Recently re-fitted kitchen, having a range of gloss-fronted wall and base units, wood-style work surfaces, part complementary tiling to walls, ceiling light point, UPVC double glazed window overlooking the ground and wood-style flooring. Integrated appliances include electric induction hob, double electric oven and extractor fan over hob, concealed behind matching fascia. Plumbing and space for washing machine, plus further appliance space.

#### LOUNGE/DINING ROOM

4.46 max x 3.6 max (14'7" max x 11'9" max)

Having UPVC double glazed window with bespoke fitted shutters overlooking the grounds, wall-mounted electric heater, ceiling light point and wood-style flooring.

#### BEDROOM ONE

3.96 max to wardrobe front x 3.32 max (12'11" max to wardrobe front x 10'10" max)

Having UPVC double glazed window with bespoke fitted shutters overlooking the front, wall-mounted electric heater, ceiling light point, fitted wardrobes plus fitted bedside cabinets.

#### BEDROOM TWO

3.33 max x 2.6 max (10'11" max x 8'6" max)

Having UPVC double glazed windows with bespoke fitted shutters overlooking front, ceiling light point and wall-mounted electric heater.

#### BATHROOM

Having panelled bath with mixer tap over, shower cubicle with wall mounted dual showerheads, full complementary tiling to walls, tile-effect flooring, wash hand basin with mixer tap over and being set to vanity storage below, low flush WC and double glazed UPVC window with obscured glazing.

#### ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

TENURE: LEASEHOLD. 939 years remaining.

Service charge currently payable of £2,165.24 per annum. We await confirmation of any ground rent due.



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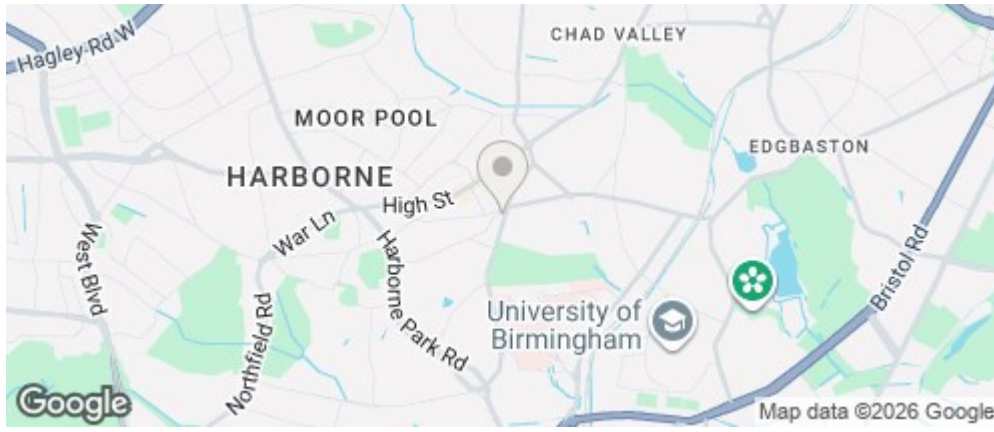





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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

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

## FLOOR PLAN



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