

Spreadbury Close

Harborne

B17 8TQ

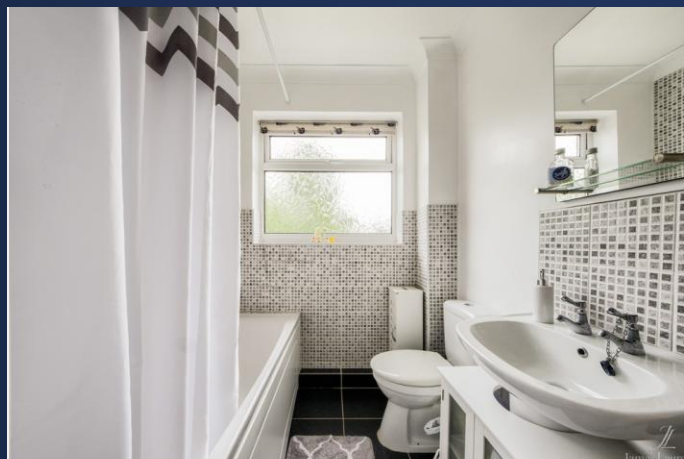
Asking Price Of **£140,000**

Stunning One-Bedroom Apartment

666 Sq. Ft.

Garage En Bloc

Off-Road Parking



Property Description

DESCRIPTION An excellent modern second floor flat in a delightful parkland style setting. Heating and double glazing as specified, hall with cloaks/store, living room, refitted kitchen with appliances, one bedroom, refitted bathroom/WC with shower, garage in block, extended lease.

The property itself is situated on the first floor of this low rise purpose built block, situated in a delightful parkland style setting with trees, open lawned areas, and some communal parking facilities. Approach is via a communal entrance hall with security answer phone system and a staircase affords access to the floors. An internal inspection is essential to fully appreciate the accommodation.

LOCATION Spreadbury Close is located just off Winchfield Drive in turn leading between Hagley Road West and Sir Richards Drive. It is readily accessible to the Queen Elizabeth Medical Centre, Birmingham University and Harborne Leisure Centre as well as good local shopping amenities at both Harborne and Bearwood. Lightwoods Park is nearby, and there are regular transport services along Hagley Road to comprehensive city centre facilities.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: -

Service Charge: - £1066.00 Per Annum

Ground Rent: - Nil

Length of Lease: - 131 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free



Floor Layout



Total approx. floor area 666 sq ft (62 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston, Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.