



Forest Drive

Harborne

B17 9HW

Asking Price Of **£135,000**

Well Presented One Bedroom

423 Sq. Ft.

Communal Garden

Allocated Parking



Property Description

DESCRIPTION Fore Drive is a purpose built first floor flat set in this sought after location and offers an excellent opportunity to both first time and investment buyers. Approach via a communal entrance hall with security entry phone system, the accommodation is well planned throughout and comprises large reception hall, lounge, fitted kitchen, double bedroom and bathroom with shower.

To complement the property there is an allocated car parking space and well kept communal grounds.

LOCATION Set in a prime location within close proximity to Harborne High Street with its excellent shopping, restaurant and cafe facilities, as well as a swimming pool and fitness centre. The Queen Elizabeth Medical Complex and Birmingham University are readily accessible and there are schools for children of all ages close by. Excellent transport links to Birmingham city centre and surrounding areas.

JAMES LAURENCE ESTATE AGENTS Note: We have noted 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 mileage 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: B

Service Charge: £1044.00 Per Annum

Ground Rent: £30.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: TBC

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.

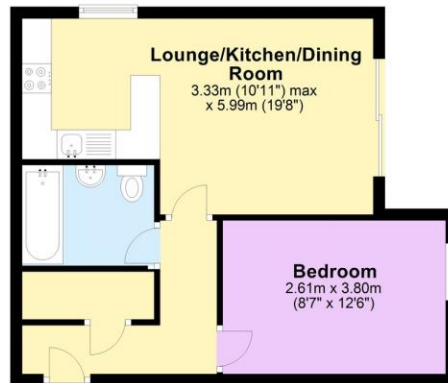
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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 appointment.

Floor Layout

First Floor
Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 39.4 sq. metres (423.8 sq. feet)

Total approx. floor area 423 sq ft (39 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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