

HADLEIGH

PROPERTY . PERSONALLY

24 PINNER COURT, HIGH STREET, HARBORNE, B17 9QL



A WELL MAINTAINED GAS CENTRALLY HEATED TWO BEDROOM FIRST FLOOR RETIREMENT FLAT SITUATED ADJACENT TO HARBORNE HIGH STREET.

EPC BAND RATING TBC

£165,000

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Location

PINNER COURT is a purpose built development for the over '55s situated in this convenient location on Harborne High Street. Harborne boasts many restaurants, quality super markets and cafés. In addition the Queen Elizabeth Medical Complex together with Birmingham University are readily accessible.

Introduction

PINNER COURT benefits from a 24 hour alarm pull chord system together with on site duty manager. There is a communal residents lounge, restaurant facilities, laundry and guest accommodation. The flats themselves are based on a court yard style with inner parking and are accessed by inner walk ways with lifts and staircase to the upper levels.

Benefitting from central heating and double glazing, the flat has recently been carpeted throughout and is set on the first floor.

Communal Entrance

Via a communal entrance hall with security entry phone system. There are stairs and lift to the first and second floors.



Entrance Hall

Having hardwood front door, central heating radiator, large storage cupboard, alarm pull cord, ceiling cornice, airing cupboard with dryer, and ceiling light point

Living Room

15'3" X 11'5" (4.65m X 3.48m) Two double glazed windows to front elevation, central heating radiator, electric fireplace with wooden surround, alarm pull cord, carpet flooring and ceiling light point



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Kitchen

10'6" X 8'0" (3.20m X 2.44m) Double glazed window to rear elevation with fitted roller blind, a range of wall and base units with contrasting work surfaces, integrated oven, electric hob with extractor hood over, sink with drainer, wall mounted gas boiler, integrated fridge freezer, laminate flooring, alarm pull cord, Tiled splashback and ceiling light point



Master Bedroom

14'0" X 9'11" (4.27m X 3.02m) Double glazed window to front elevation, double door wardrobe, ceiling light point, alarm pull cord, carpet flooring and central heating radiator



Bedroom Two

12'0" X 8'10" (3.66m X 2.69m) Double glazed window to rear elevation, carpet flooring, alarm pull cord, central heating radiator and ceiling light point



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Wet Room

Comprising of low level wc, wash hand basin, walk in shower with electric shower, pull down seat and hand rails, fitted mirrored cabinet, part tiled walls, central heating towel radiator, alarm pull cord, Xpelair and ceiling light point,



Outside

Pleasant communal grounds with manicured lawns and flagstone pathways



General Information

TENURE: We understand that the property is LEASEHOLD with a lease of 125 years from 1997.

SERVICE CHARGE: There is a service charge levied to cover the cost of the maintenance and upkeep of the common parts, insurance etc. We understand that this currently amounts to £530 per month

FIXTURES and FITTINGS: All items in the nature of tenant's fixtures and fittings are excluded from the sale.

POSSESSION: Vacant possession will be given upon completion of the sale.

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".