



smarthomes

Cavendish Court

Oakhill Close, Harborne, B17 8DE

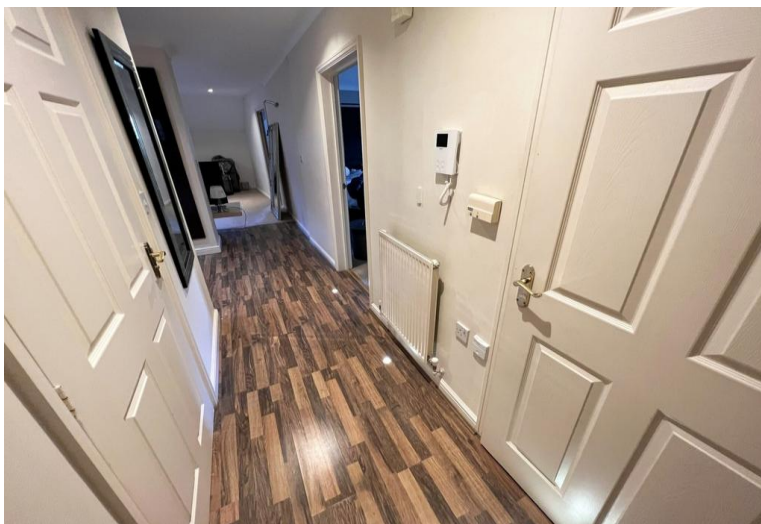
- A Spacious Top Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge Diner & Kitchen
- Modern Bathroom
- Gated Development With Allocated Parking
- No Upward Chain

Offers Over £240,000

EPC Rating 63

Current Council Tax Band D





Property Description

The property is set in a gated development behind electronic gates with communal grounds, allocated parking and secure intercom entry system leading through to communal hallway with stairs to this top floor apartment

Private Entrance Hallway

With wood effect flooring, radiator, entry telephone, spot lights to ceiling, two storage cupboards, door to shower room and opening through to



Open Plan Lounge Diner & Kitchen

23' 5" x 13' 10" (7.16m x 4.24m) Being fitted with a range of high gloss wall, drawer and base units incorporating wine rack with complementary butcher block effect work surfaces, sink and drainer unit with mixer tap, metro tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated washing machine, dishwasher and fridge freezer, under-cupboard lighting, breakfast bar area, cupboard housing Glow Worm boiler, spot lights to ceiling, coving to ceiling, part wood effect flooring, radiator, double glazed window to rear elevation, wall mounted electric fire and doors leading off to



Bedroom One

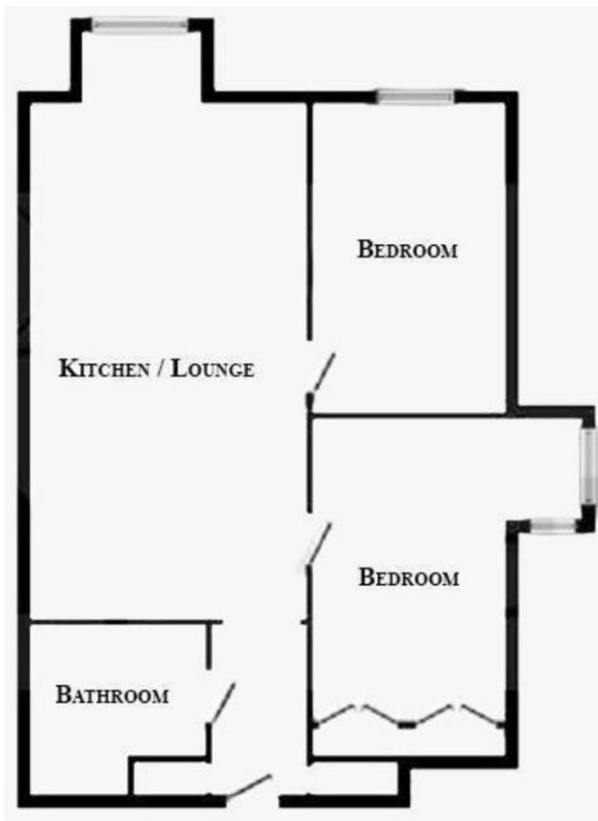
15' 5" x 14' 1" (4.7m x 4.3m) With double glazed window to side elevation, radiator, ceiling light point, coving to ceiling and two built-in double wardrobes



Bedroom Two

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed window to rear elevation, radiator and spot lights to ceiling





Modern Shower Room

Being fitted with a three piece white suite comprising over-sized walk-in shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, WC with enclosed cistern and feature vanity sink, complementary tiling to walls, wood effect flooring, ladder style radiator, shaver socket and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 176 years remaining on the lease, a service charge of approx. £2,277 per annum and no ground rent payable, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.