160 PARK HILL ROAD, HARBORNE, B17 9HD

A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL THREE STOREY TERRACE IN THIS DESIRABLE LOCATION.
EPC BAND RATING D

GUIDE PRICE £500,000
**Draft Sales Particulars**
These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

**Location**
PARK HILL ROAD is a desirable and sought after location which is situated within close proximity to Harborne High Street with its excellent shopping, restaurant and shopping facilities. In addition the Queen Elizabeth Medical Complex, Birmingham University is close at hand.

**Description**
160 & 160a PARK HILL ROAD are two self-contained flats with scope to be converted back into one substantial dwelling. Set back beyond a small fore garden, To complement the property is an easily maintained rear garden.

**160 Park Hill Road**
Is a four bedroom flat comprising living room, kitchen, bathroom and four bedrooms.

**Living Room**
14’ x 12’9” (4.27m x 3.89m)

**Rear Reception Room**
13’6” x 13’2” (4.11m x 4.01m)

**Kitchen**
12’5” x 6’11” (3.78m x 2.11m)

**Bedroom One**
12’7” x 12’1” (3.84m x 3.68m)

**Bedroom Two**
13’8” x 12’3” (4.17m x 3.73m)

**Bedroom Three**
12’ x 7’ (3.66m x 2.13m)

**Bedroom Four**
12’1” x 8’ (3.68m x 2.44m)

**160a Park Hill Road**
Is a ground floor self contained flat approached via side access and comprise living room, kitchen, bathroom and two bedrooms.

**Room One**
29’4” x 12’ (8.94m x 3.66m)

**Room Two**
13’ x 12’11” (3.96m x 3.94m)

**Room Three**
15’ x 9’ (4.57m x 2.74m)

**Kitchen**
12’ x 6’5” (3.66m x 1.96m)
**Rear Garden**
To complement the property is an easily maintained rear garden.

**Rear Elevation**
Photograph of the rear elevation.
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”.

[Energy Efficiency Rating}

[Environmental Impact (CO2) Rating]