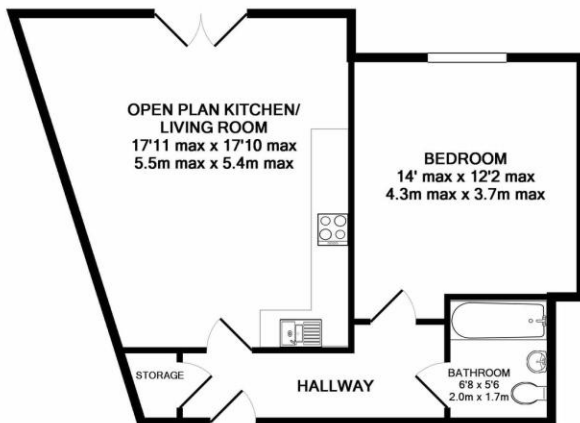




James *J* LaurenceTM
Sales and Lettings

APT 7, KINGS OAK DEVELOPMENT 356 HIGH STREET,
HARBORNE, B17 9PU
OFFERS OVER £180,000





TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 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.
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PROPERTY

A superb apartment offering over 535 square feet of accommodation in the brand new KINGS OAK DEVELOPMENT, a prominent and rare opportunity on Harborne High street. This one bedroom property boasts open plan kitchen and living/dining area, spacious bedroom, a modern bathroom with a high specification throughout.

Available solely to investment buyers with tenants in situ.

SPECIFICATION

Kitchens

Boasting contemporary high gloss cabinets, wall and base units, fitted appliances of 'AEG' Fridge and freezer, 'AEG' dishwasher, 'AEG' oven with four ring electric hob above, 'AEG' washer/dryer.

Bathroom

matching white suites of bath with shower fittings and splash screen, floating sink and low level WC, 'Vitra' sanitaryware, large vanity mirror, marble effect tiling and wall mounted heated towel rail.

General

Apartments boast electric heating with individual slimline heaters, most with the luxury of either Juliette balcony or bay windows, vide entry systems

AREA

Kings Oak is close to Ofsted rated "Outstanding" primary secondary and prep schools, most notably with Harborne Primary a very short walk and King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School beyond, further including King Edwards Grammar with Edgbaston High School for Girls and The Priory School.

Leisure facilities are provided with the Harborne swimming baths opposite, Harborne Golf club and Queens park a short walk, along with amenities of Waitrose, M & S food and an eclectic range of independent eateries and boutiques that Harborne High street boasts. The city's first 50m swimming pool at the recently completed Birmingham University complex is just past University train station offering excellent city links, with Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, the Edgbaston Priory tennis club and Golf club are nearby also.