

**FLAT 2 TIMBER MILL COURT, SERPENTINE
ROAD, HARBORNE, B17 9RD**



**A MUCH IMPROVED GROUND FLOOR TWO BEDROOM RETIREMENT FLAT
ADJACENT TO HARBORNE HIGH STREET.
EPC BAND RATING TBC**

OFFERS IN THE REGION OF £115,000



Location

TIMBERMILL COURT is a purpose built retirement development for the over 55's and is situated in Serpentine Road which is adjacent to Harborne High Street with its excellent shopping, restaurant and cafe facilities. The development benefits from an on site manager together with 24 hour pull cord alarm support.

Introduction

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Reception Hall

Having night storage heater, security entry phone, storage cupboard with fitted shelving, ceiling light point, power point and hardwood front door.



Living Room

11'10" x 11'5" (3.61m x 3.48m) Wall mounted electric living flame fire, power points, ceiling light point, alarm pull cord and double glazed window to front.





Fitted Kitchen

12'4" X 7'1" (3.76m X 2.16m) Sink unit and drainer, range of fitted units with contrasting work top, single door oven, four ring hob, extractor hood, breakfast bar, space for fridge/freezer and double glazed window.



Bedroom One

14'1" x 8'9" (4.29m x 2.67m) Having wall mounted electric panel heater, power points, ceiling light point, double door wardrobe, alarm pull cord and double glazed window to front.



Bedroom Two

8'9" 7'7" (2.67m 2.31m) Having wall mounted electric panel heater, power points, ceiling light point, alarm pull cord and double glazed window.





Newly Fitted Bathroom

Double shower tray, vanity wash hand basin, low level wc with concealed cistern, airing cupboard, wall mounted fan heater and "Xpelaire"



Communal Facilities

The property benefits from communal grounds and parking and there is an on site warden.

General Information

TENURE: We understand that the property is LEASEHOLD with a lease of APPROX 70 years remaining.
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 approximately £208 Per month









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".