

**36 TIMBERMILL COURT, SERPENTINE ROAD,
HARBORNE, B17 9RD**



**A SECOND FLOOR TWO BEDROOMED RETIREMENT FLAT SET IN THIS
PURPOSE BUILT DEVELOPMENT ADJACENT TO HARBORNE HIGH STREET.
EPC RATING E**

£105,000



Draft Sales Particulars

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

Introduction

TIMBER MILL COURT is a purpose built retirement development for the over 55's and is situated adjacent to Harborne High Street with its excellent shopping, cafe and restaurant facilities. There are good public transport links and easy access to Birmingham City Centre.

Description

36 TIMBER MILL COURT is a second floor flat approached via a communal entrance hall with security entry phone system via a lift or staircase. The accommodation comprises living room, kitchen, two bedrooms and bathroom and benefits from a 24 hour alarm pull cord system. The flats themselves stand in well kept communal ground with on site parking. The flat benefits from electric heating and double glazing. The accommodation comprises:

'L' Shaped Reception Hall

Having security entry phone, large storage cupboard with fitted shelving, airing cupboard, wall mounted night storage heater, ceiling light point, hardwood front door.

Living Room

14'7" x 10'10" (4.45m x 3.30m) Having wall mounted electric panel heater, several power points, ceiling light point with dimmer switch, door to kitchen and double glazed picture window overlooking the communal grounds.



Kitchen

10'2" x 7'1" (3.10m x 2.16m) Having sink unit and drainer with base units beneath, further matching base and wall units with contrasting work surface, single door oven, four ring hob with extractor hood, space for fridge freezer, ceiling light point, wall mounted fan heater, double glazed window.





Bedroom One

11'2" x 8'10" (3.40m x 2.69m) Double door wardrobes, alarm pull chord, wall mounted panel heater, power points, ceiling light point, double glazed window.



Bedroom Two

10'0" x 6'1" (3.05m x 1.85m) Alarm pull chord, access to roof void, panel heater, double glazed window.



Bathroom

Comprising double tray walk in shower with sliding glazed door, vanity wash hand basin, low level WC, heated towel rail, fan heater, 'Xpelair' and ceiling light point.



Communal Lounge

There is a communal residents lounge and laundry together with on-site warden.



Outside

The property stands in well kept communal grounds with on-site parking.



General Information

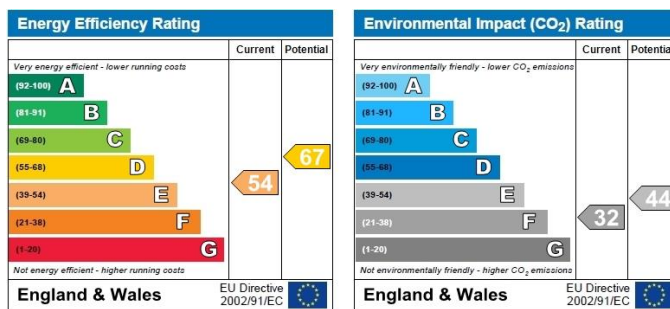
TENURE: We understand that the property is LEASEHOLD with a lease of APPROX 70 years remaining.

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".