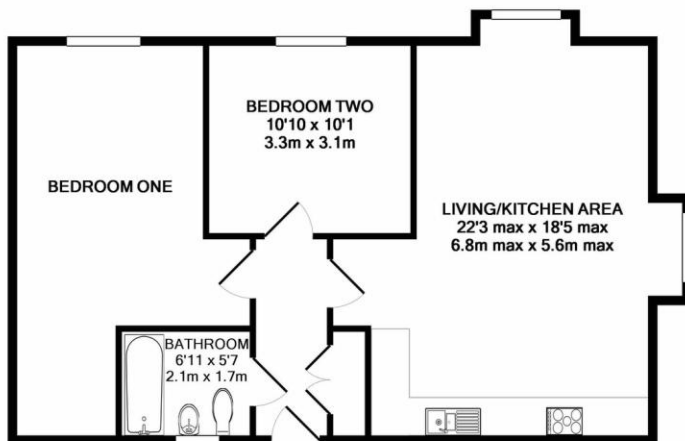




James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APT 6, 54 MARTINEAU DRIVE, HARBORNE, B32 2AR  
ASKING PRICE OF £205,000





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  
Made with Metropix ©2019

A superbly presented two bedroom apartment in a prime new estate. This top floor property is one of only six apartments in this intimate development, boasting well proportioned open plan kitchen/living area-complete with fitted appliances in kitchen of fridge/freezer, oven, four ring gas hob, washer/dryer and dishwasher, with beautiful bays offering swathes of natural light. Further rooms include two double bedrooms and contemporary bathroom complete with shower above bath, storage cupboard, double glazing and gas central heating with a secure intercom access system. Externally the property offers the luxury of an off road allocated parking space to the rear.

The current vendor has added extra additions from the initial specification when built from Persimmon Homes, with property still as good as new. Ideal for first time buyers, home owners looking for a pied a terre and indeed savvy buy to let property investors. Offered with no upward chain.

Leading from Balden Road, the Martineau Gardens site was completed by Persimmon Homes in 2016, it offers close shop and recreational amenities a short walk away in Harborne. This is a prime location with a plethora of eateries, coffee shops and boutiques of Harborne High street within easy reach. Excellent road and transport offer great links in to Birmingham city centre ideal for city working professionals. The property offers a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond, whilst excellent local schooling.