

88 COURT OAK ROAD, HARBORNE, B17 9TN



A MODERN GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE,
BOASTING TWO BEDROOMS, EN SUITE TO MASTER AND GATED OFF ROAD
PARKING TO REAR
EPC BAND RATING C

OFFERS IN THE REGION OF £225,000

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Location

COURT OAK ROAD is situated in this convenient location boasting a wealth of amenities to include; Queen's Park, Harborne High Street, Harborne Leisure Centre as well as convenience stores, butchers and hairdressers all within walking distance to the property. Great public transport routes and road links to the city and M5/M6 would be particularly popular with those commuting to the Queen Elizabeth Hospital, University of Birmingham and city centre.

Introduction

88 COURT OAK ROAD is situated in this modern development ideal for first time buyers, professionals and young families alike, looking for a great standard of accommodation within a trendy sought after area. This desirable ground floor apartment benefits from a private entrance, approached via the pleasant gated frontage and briefly comprises; reception hall, living room, fitted kitchen, two bedrooms, bathroom and en suite to the master. To the rear is secured allocated parking and communal grounds. Internal viewing is highly recommended.

On The Ground Floor

Approached from the Court Oak Road with private entrance to front elevation of the block

Reception Hall

Central heating radiator, ceiling light point, cloaks cupboard and front door.

Living Room

18'11" (max) x 13'9" (5.77m (max) x 4.19m) A light and airy living room having two central heating radiators, power points, two ceiling light points, double glazed twin french doors opening to the communal garden and car park and open plan to the kitchen.



Kitchen

9'9" X 6'5" (2.97m X 1.96m) Stainless steel sink unit and drainer, range of fitted base and wall units, contrasting work top, single door oven, four ring electric hob, plumbing for washing machine, space for fridge/freezer, concealed gas boiler and ceiling light point.



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Bedroom One

14'11" X 10'11" (4.55m X 3.33m) Sliding double door wardrobe, further single door wardrobe/storage cupboard, power points, ceiling light point, central heating radiator and double glazed window to front.



En Suite Shower

Enclosed shower, wash hand basin, low level wc, space saver heated towel rail, ceiling spot lighting and "xpelair"



Bedroom Two

11'1" x 7'1" (3.38m x 2.16m) Central heating radiator, power points, ceiling light point and double glazed window to front.



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Part Tiled Bathroom

Comprising white suite of panelled bath with hand held shower, wash hand basin, low level wc, central heating radiator, ceiling spot lighting and 'Xpelair'



Outside

The property benefits from one allocated parking space in the secure car parking area along with visitor spaces. The communal grounds are well maintained and comprise patio, lawn and mature trees.



General Information

General Information - POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council -

WATER AUTHORITY: Severn Trent Water -

TENURE: The agents are advised that the property is leasehold with a 250 year term from 2007

Annual service charge £1413.00 And ground rent £245 pa

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on .

Ground Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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".