

HADLEIGH

PROPERTY . PERSONALLY

17 CAVENDISH COURT, OAKHILL CLOSE, HARBORNE, B17 8DE



AN OPPORTUNITY TO ACQUIRE THIS IMMACULATE PENTHOUSE APARTMENT IN AN EXTREMELY SOUGHT AFTER AREA. BENEFITING FROM TWO BEDROOMS AND EN SUITE SHOWER ROOM TO MASTER, FULLY MODERNISED KITCHEN AND BATHROOM, AS WELL AS A FANTASTIC OPEN PLAN DINING AND LIVING AREA SPACE.

OFFERS IN THE REGION OF £305,000

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SALES • LETTINGS • SURVEYORS

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Location

CAVENDISH COURT is an exclusive gated development of purpose built apartment approached from Oakhill Close. Harborne High Street is readily accessible with its excellent shopping, restaurant and café's including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Medical Complex. Public transport is also nearby with a range of buses travelling into the City Centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants School and The Blue Coat School. Recreational amenities include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Garden and Archery Club.

Introduction

17 CAVENDISH COURT is a particularly spacious penthouse apartment approached via a communal entrance hall with security entry phone system. The accommodation comprises hall, spacious open plan living/dining room/kitchen with built in appliances, master bedroom with en suite shower room, second bedroom and family bathroom. Benefitting from gas central heating and double glazing, communal grounds and allocated parking.

Entrance Hall

An 'L' shaped reception hall, with entrance door and spy hole, wood effect flooring, video entry phone system, central heating radiator and cupboard housing the hot water cylinder

Open plan Dining and Living

29'2" X 16'6" (8.89m X 5.03m) Double glazed windows to side and front elevation, wood effect flooring, ceiling light point,



Kitchen

9'7" X 9'4" (2.92m X 2.84m) A range of wall and base units with contrasting work surfaces, inset 1½ bowl sink with side drainer, built in Neff microwave and double oven, four ring gas hob with concealed cooker hood over, integrated dishwasher and washing machine, Beko American style fridge freezer, spotlights, wood effect flooring and cupboard housing gas fired boiler



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Dining area



Living area



Master Bedroom
18'10" X 15'1" (5.74m X 4.60m) Having two double glazed windows, built in wardrobes with mirrored doors and vertical central heating radiator



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Master En Suite

Fully tiled with low level wc, vanity unit with wash hand basin and mixer tap, shower cubicle with glazed screen and shower over and ceiling spot lights



Second Bedroom

13'9" X 14'10" (max into dormer) (4.19m X 4.52m (max into dormer)) Double glazed window, vertical central heating radiator, built in wardrobe and ceiling spotlights



Bathroom

Fully tiled bathroom, Jacuzzi bath with handheld shower attachment and glazed screen, wash hand basin, low level wc, chrome towel radiator and ceiling spotlights



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Outside

The property is approached via a security gated access and the apartment benefits from a single allocated car parking space together with further guest parking, There are communal grounds.



General information

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

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

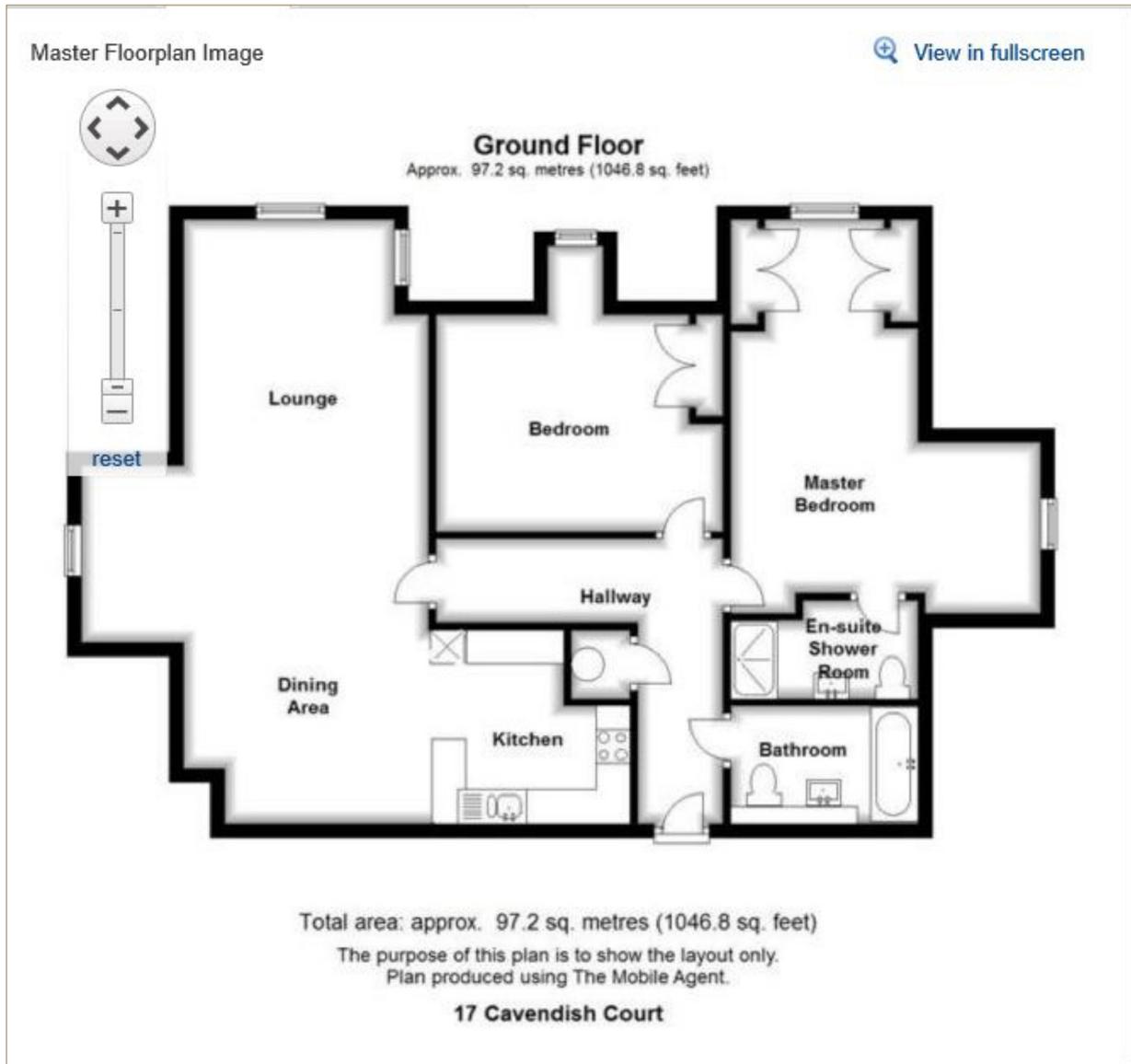
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is LEASEHOLD

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

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	77
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".