

**EDGBASTON MEWS, 4 218 HARBORNE ROAD,
HARBORNE, B15 3LD**



**A MODERN FIRST FLOOR APARTMENT, SET WITHIN THE EXCLUSIVE
EDGBASTON MEWS DEVELOPMENT CONVENIENT FOR THE HARBORNE
HIGH STREET AND TRANSPORT INTO BIRMINGHAM CITY CENTRE.
EPC RATING C**

£299,950

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Location

EDGBASTON MEWS is an exclusive modern development situated off the Harborne Road in Edgbaston. Being within walking distance to the bustling Harborne High Street, the property is positioned perfectly for the boutique shops, café's and supermarkets to include Marks & Spencer, Waitrose and Sainsbury's. In addition there are excellent transport links to the QE Hospital and Medical Complex, University of Birmingham and Birmingham City Centre itself with regular bus services along the Harborne Road. Moreover, the extensive local motorway network is perfect for commuters travelling around the city and beyond for work.

Introduction

4 EDGBASTON MEWS is a modern first floor apartment set within an exclusive private development. Inside the block there is a lift rising to the first floor landing with the front door to the apartment. The property briefly comprises, entrance hall, sleek open plan kitchen/dining and living area, tiled bathroom, master bedroom and second bedroom. Outside the pleasant communal grounds provide off road parking and are maintained which is covered in the service charge.

Entrance Hall

Hardwood Oak Flooring, central heating radiator, secure entry intercom, hardwood front door, and large storage cupboard.



Open plan Kitchen and Living



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Kitchen Area

10'9" X 7'10" (3.28m X 2.39m) Double glazed window to side elevation, a range of Satin wall and base units, integrated Siemens double oven, sunken sink with drainer and Satin mixer tap, integrated fridge freezer, Neff washer & dryer, skirting lights, electric induction hob, breakfast bar and ceiling spotlights



Living Area

18" X 11'10" (0.46m X 3.61m) Two double glazed windows to front elevation, central heating radiators, oak flooring and ceiling light point

Master Bedroom

12'3" X 11'1" (3.73m X 3.38m) Two double glazed windows to rear elevation, oak flooring, double door and single door wardrobes, central heating radiator and ceiling light point.



Bedroom Two

11'9" X 9'8" (3.58m X 2.95m) Double glazed window to front elevation, oak flooring, double and single door wardrobes, central heating radiator and ceiling light point



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Bathroom

Obscure double glazed window, white suite comprising panelled bath with glazed screen, low level WC with concealed cistern, wash hand basin and tiled floor and part tiling to walls.



Outside

Well maintained communal space with ample off road parking with one allocated parking space and block paved pathways



General Information

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

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

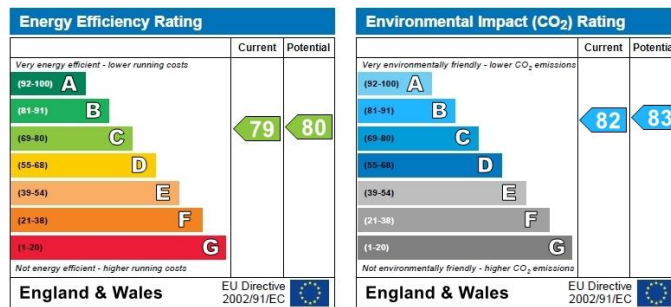
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold with an annual service charge £2500

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 0121 427 1213.



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".