



209 Highcroft Hall, Highcroft Road, Erdington, Birmingham, B23 6GS

- ⌘ A Stunning 2nd Floor Loft Style Apartment
- ⌘ Impressive Communal Entrance Hall
- ⌘ Attractive Lounge/diner
- ⌘ Well Fitted Kitchen with Appliances
- ⌘ Two Bedrooms - Mezzanine Bedroom 2
- ⌘ Modern Bathroom
- ⌘ Ideal For a First time Buyer
- ⌘ Energy Rating Band C69

Offers In Region Of: £135,000



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk
0121 355 0555

A STUNNING LOFT STYLE APARTMENT set in a highly desirable and secure gated development with beautiful communal entrance and hallways with lift. The accommodation which benefits from many character features and benefits from sash windows, electric heating and is set over two levels briefly comprises: An impressive communal reception hallway, attractive lounge, well fitted kitchen, two Bedrooms (Mezzanine Bed 2) and modern bathroom. Outside the apartment is approached via a secure gated entrance with well kept communal gardens and allocated parking. INTERNAL VIEWING IS ESSENTIAL.

OUTSIDE Apartment is approached via secure gated entrance with allocated parking space, security intercom system and doors leading to beautiful communal entrance with private post box, carpeted communal hallways and stairs and lift with the apartment being set on the second floor. Entrance door opening into:

HALL Wall mounted electric heater, telephone intercom system, fuse box, stairs leading to mezzanine 2nd bedroom and all other doors off.

ATTRACTIVE LOUNGE 17' 9" x 14' 3" (5.41m x 4.34m) Two separate feature sash windows to rear, electric storage heater, laminate wood effect flooring, storage cupboard housing water tank and gentle steps leading up to:

MODERN FITTED KITCHEN 10' 11" x 7' (3.33m x 2.13m) Having a well appointed range of matching modern wall mounted and base level cupboards with drawers, roll edge work surface incorporating stainless steel single drainer sink unit with mixer tap over, complimentary tiling, several integral appliances to include double oven, four ring electric hob with extractor hood over and dishwasher, cupboard housing washer/dryer, laminate flooring, extractor fan and feature sash window to rear.

BEDROOM ONE 11' 6" x 10' 9" (3.51m x 3.28m) Feature sash window to rear and wall mounted electric heater.

BATHROOM Briefly comprising classic white three piece suite to include panelled bath with mixer tap and shower connection, side shower screen, pedestal wash hand basin and WC, complimentary tiling, heated towel rail and extractor fan.

BEDROOM TWO 9' 5" x 9' 2" (2.87m x 2.79m) A mezzanine bedroom overlooking the lounge, laminate wood effect flooring.

GENERAL INFORMATION

VIEWING Sutton office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 355 0555 to arrange to speak with an expert.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These 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.

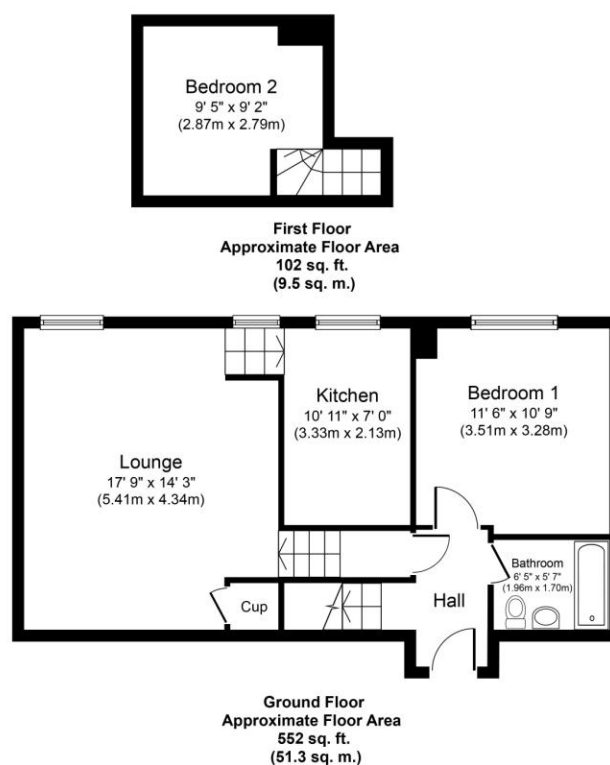
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COUNCIL TAX www.voa.gov.uk

SCHOOLS www.birmingham.gov.uk/schools

PLANNING APPLICATIONS www.birmingham.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

