



Chad Valley Close, BIRMINGHAM B17 9LN

welcome to

Chad Valley Close, BIRMINGHAM

We are delighted to offer this stunning one bedroom apartment located in Harborne village a moments away from the superb range of shops, bars and eateries of Harborne High Street with excellent links to Queen Elizabeth Hospital, Birmingham University and Birmingham City Centre.



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Spacious and welcoming hallway with LVT flooring, internal storage cupboard, electric heater and ceiling light point. Each room benefits from partially glazed internal doors allowing light to enter the room

Lounge Diner

Spacious lounge and diner offering double glazed window to rear elevation, LVT flooring, electric heating and two ceiling light points.

Kitchen

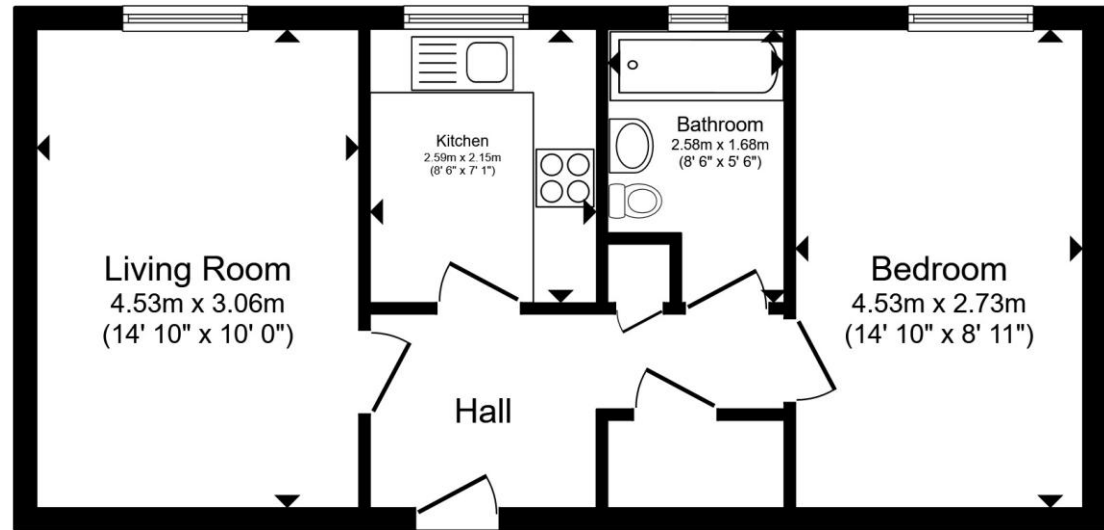
Newly fitted modern high gloss kitchen with a range of base and wall units, including solid Oak worktops and under unit lighting. Integrated oven, microwave oven, hob and extractor hood. LVT flooring, space for tall Fridge Freezer, double glazed window to rear elevation and ceiling light point.

Bedroom One

Large double bedroom with LVT flooring, double glazed window to rear elevation, ceiling light point and electric heater.

Bathroom

Newly fitted modern bathroom offering walk in shower, low level flush WC and vanity unit. LVT flooring, tiled walls and obscure glazed window to rear elevation.



Total floor area 44.9 m² (484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Chad Valley Close, BIRMINGHAM

- Newly refurbished throughout one bedroom apartment. Rewired & modernised in 2019
- Large double bedroom
- Extended Lease
- Ground floor
- Great Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2258.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 173 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£132,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN112535 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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