ENGLANDS



5 Rutland, 50 Barons Close

Harborne, Birmingham, B17 9TL

£127,500

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PROPERTY DESCRIPTION

A one bedroom apartment situated on the second floor of this popular development, set in its own mainly lawned landscaped grounds with communal parking facilities. The property requires refurbishment throughout and comprises kitchen, living/dining room with balcony, bathroom, separate WC and garage, along with the additional benefit of an extended lease. No chain.

Rutland, Barons Close is conveniently located in Harborne with vehicular access from Yew Croft Avenue and further pedestrian access from Court Oak Road. It is close to excellent amenities around the high street and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre.



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Entrance door leads into:

HALLWAY
Having ceiling light point, vinyl flooring, security answerphone, meter cupboard, UPVC double glazed window, built in storage cupboard and further cupboard housing water tank.

LIVING/DINING ROOM
6.76m max x 3.47m max (22'2" max x 11'4" max)
Having two electric heaters, two ceiling light points, UPVC double glazed windows and patio door leading to balcony which overlooks Yew Croft Avenue.

BEDROOM
4.03m max x 3.04m max (13'2" max x 9'11" max)
Having ceiling light point, electric heater, UPVC double glazed window and built-in wardrobes.

KITCHEN
3.12m max x 1.79m max (10'2" max x 5'10" max)
Having vinyl flooring, ceiling strip lighting, a range of wall and base units with worktop over, partial tiling to walls, single bowl sink drainer with mixer tap over, and UPVC double glazed window.

BATHROOM
Having vinyl flooring, ceiling light point, extractor fan, pedestal hand wash basin, partial tiling to walls, panelled bathtub with wall mounted electric shower, fan heater and UPVC double glazed obscured window.

SEPARATE WC
Having vinyl flooring, low flush WC, UPVC double glazed obscured window, partial tiling to walls and ceiling light point.

OUTSIDE
Rutland is situated within well maintained communal grounds offering convenient parking facilities for both residents and visitors. The property also features an integral garage associated with the block.

ADDITIONAL INFORMATION
Council Tax Band: B
Tenure: We have been advised the property is leasehold with 974 years remaining (999 years from 25/12/2001) and a service charge of £585 per quarter.





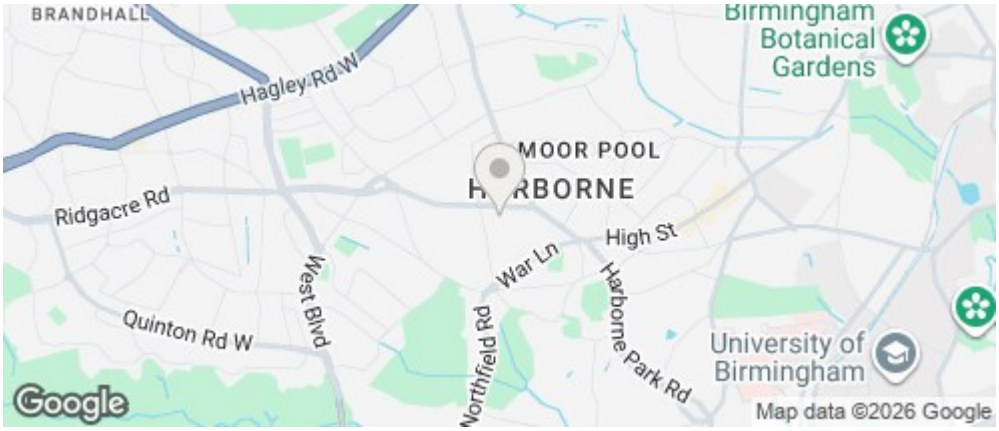




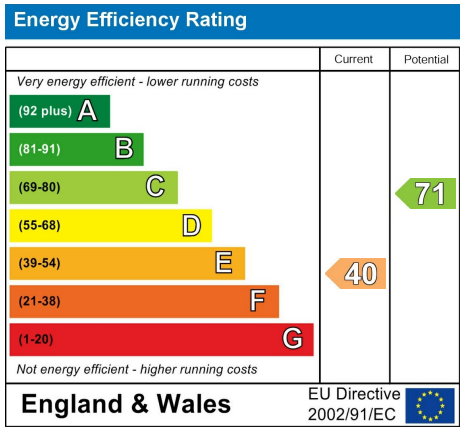
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or 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 final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.