



7 The Corner Place 1 North Road, Birmingham, B17 9PA

Asking Price £235,000

Hadleigh Estate Agents are delighted to offer this unique two bedroom duplex apartment for sale. Offered with no upward chain the apartment is located within the ever popular Corner Place development. Corner Place development was built in 2001 and is enviably situated on the corner of Harborne High Street/North Road.

The accommodation is approached via gated vehicular entrance from North Road at the corner of Harborne High Street and a security gate provides access to the numbered allocated parking spaces. This apartment benefits from one allocated parking space and the entrance lobby has video security answerphone system with a staircase which affords access to the floors. This spacious apartment comprises entrance hall, spacious lounge and dining room with access to the balcony, 'Jack and Jill' bathroom and modern fitted kitchen. Two bedrooms with the master bedroom accessed via staircase and complete with en-suite bathroom.

The apartment further benefits from a new heating system being installed in 2022 with a 10 year guarantee.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Lease Length - 121 Years Remaining

Ground Rent - £150.00 PA

Service Charge - £4,398.84 PA

EPC - TBC

Council Tax Band - E

Location



Corner Place is conveniently located for easy access onto Harborne High Street. The High Street offers an array of fabulous bars and restaurant's, along with local supermarkets. Excellent transport links are on offer into Birmingham City Centre, nearby leisure facilities include Harborne Leisure Centre, Harborne Golf Club and the world renowned Edgbaston Priory and Tennis Club. Further benefitting the property are the nearby Queen Elizabeth Hospital and University of Birmingham.

Entrance Hallway

Having security intercom system, wall mounted electric heater, coving to ceiling, built-in storage cupboard and ceiling light point. The hallway also gives access to the main house bathroom.

Lounge Diner



A fantastic sized lounge and dining area, benefitting from double glazed windows to the front and side elevations, double glazed doors to the side elevation incorporating a Juliet style balcony, coving to ceiling, two wall mounted electric heaters, ceiling light point and further double glazed patio doors opening to private balcony.

Balcony



Perfect seating area, offering delightful views over Harborne High Street.

Kitchen



Fitted kitchen having 1 1/2 bowl single bowl stainless steel sink drainer with mixer tap and

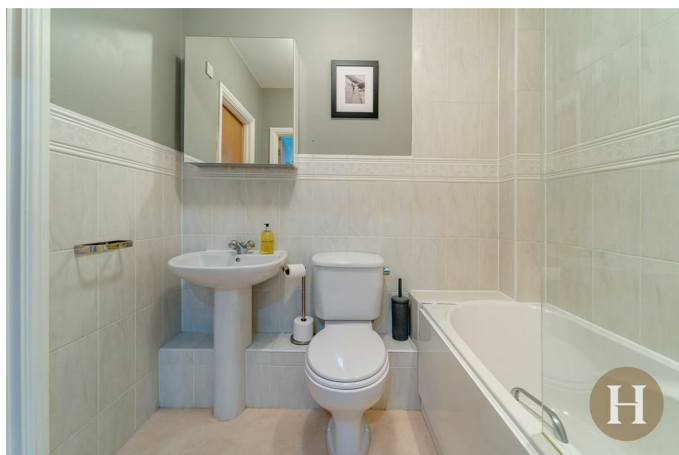
cupboards below, base units incorporating laminate style worktops and plumbing for washing machine. Space for tall fridge freezer, four ring hob with extractor hood above and integrated oven. Tiling to splashback, extractor fan and ceiling spotlights.

Bedroom Two



Spacious bedroom having double glazed windows to the front elevation, coving to ceiling, wall mounted electric heater and further benefitting from two built in wardrobes. Further giving access to the 'Jack and Jill' bathroom.

Bathroom



Having panelled bath with shower head over and side screen, low-level flush WC and pedestal wash hand basin. Partially tiled walls, extractor fan and ceiling light point.

Master Bedroom



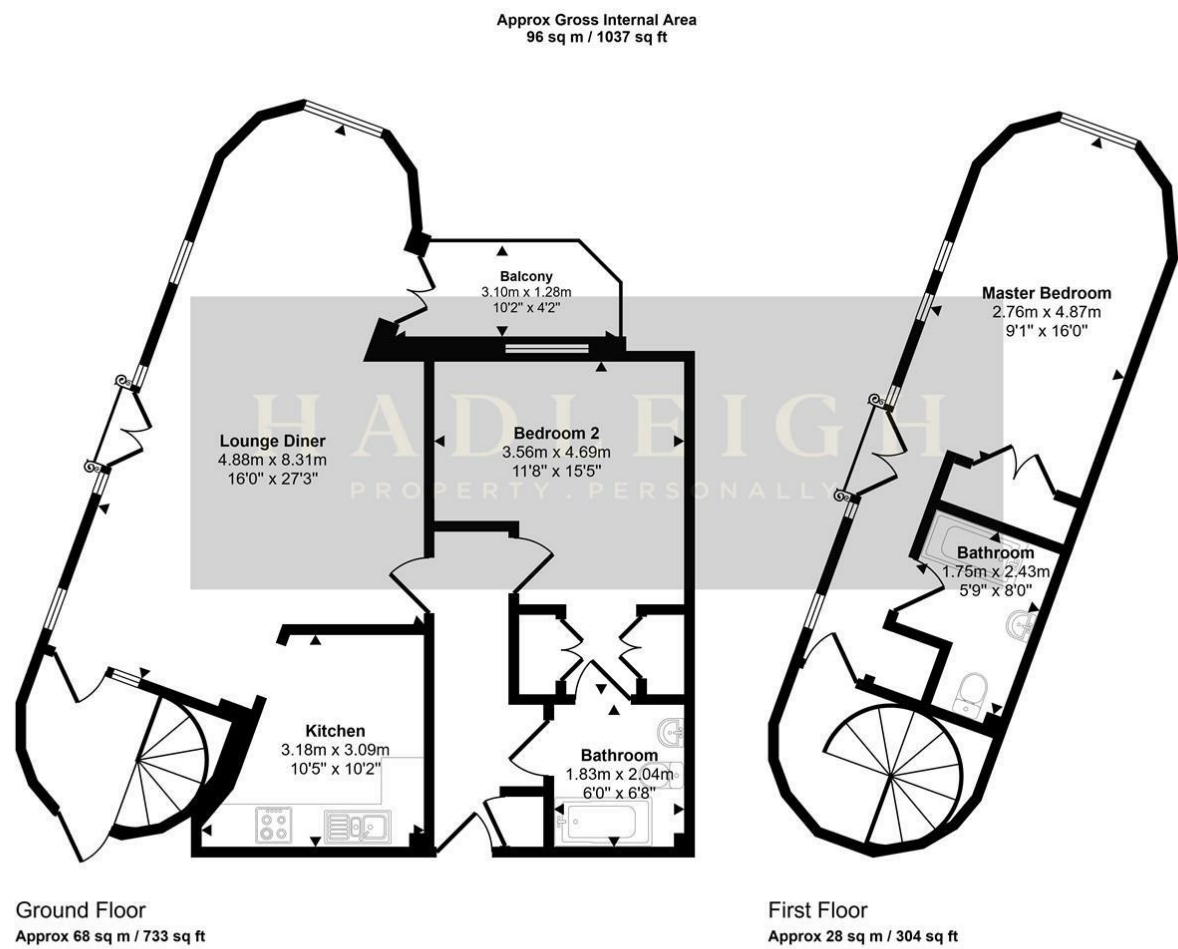
Spacious master bedroom accessed via spiral staircase and having double glazed windows to the front and side elevations with views of Harborne High Street, double glazed doors to the side elevation incorporating a Juliet style balcony, coving to ceiling, built in wardrobe, electric heater and ceiling spotlights.

Ensuite Bathroom



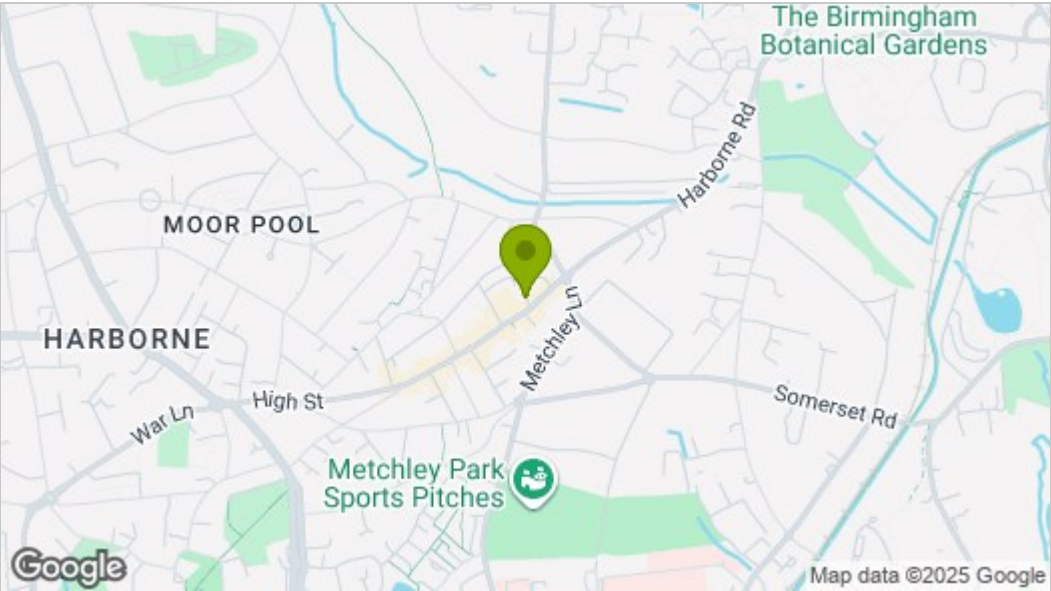
Having panelled bath with shower head over and side screen, low level flush WC and pedestal wash hand basin. Partially tiled walls, towel rail radiator, extractor fan and ceiling spotlights.

Floor Plan

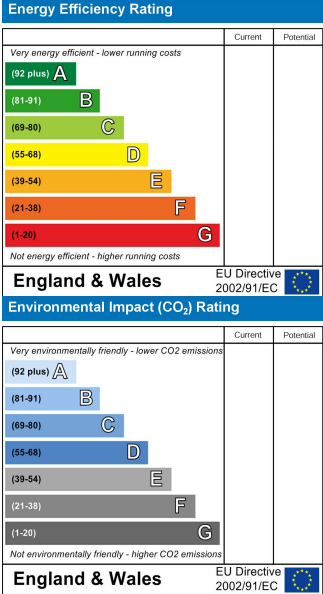


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.