



12 Crofters Court, Birmingham, B15 3QR

Asking Price £250,000

Hadleigh Estate Agents are delighted to offer this spacious top floor two bedroom apartment for sale. Offered with no upward chain and located within a private gated residence with on site porter.

The property is a fantastic purchase for first time buyers, investors and those looking to downsize. Briefly comprising, secure communal entrance, entrance hallway, spacious lounge, fitted kitchen diner, two double bedrooms, family bathroom, garage en-bloc and residents parking.

Location

Crofters Court is situated in this desirable development within close proximity to local amenities including Harborne High Street with its excellent shopping, restaurants and cafés, together with Queen Elizabeth Medical Complex and Birmingham University. Also offering excellent links into Birmingham City Centre, this property offers fantastic views to the front and rear.

Communal Entrance Hall

The flat is approached via communal entrance hall and stairs with security entrance system to the second floor landing.

Reception Hall

Central heating radiator, security entry phone, sliding door cupboard, boiler cupboard housing the gas boiler, ceiling light point and front door.

Living Room

Central heating radiator, power points, two ceiling light points, coving, multi paned glazed door to inner hall and double glazed window to front.

Kitchen Diner

Sink unit and drainer, fitted base and wall units with contrasting work top, single door oven, four ring hob with extractor hood, plumbing for automatic washing machine, space for tumble dryer, central heating radiator and double glazed window to rear with views over Blue Coat School playing fields.

Bedroom One 11'11" x 11'9" (3.63 x 3.58)

Double door wardrobe, central heating radiator, power points, ceiling light point and double glazed window to front.

Bedroom Two

Double door wardrobe, central heating radiator, power points, ceiling light point and double glazed window to rear.

Bathroom

Panelled bath with shower over, wash hand basin, low level WC, central heating radiator and obscure glazed window to side.

Outside

The flat is approached via a private road with electronically controlled security gating. There are well maintained communal grounds and residents parking.

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

Length Of Lease – Approx 136 years unexpired.
With the lease expiration being September 2161.

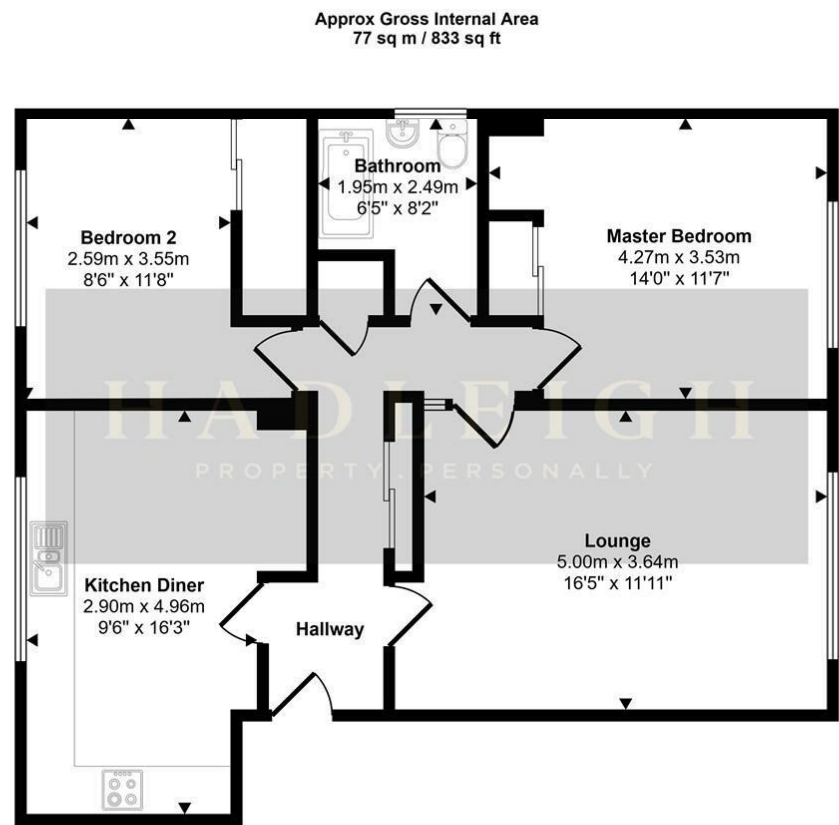
Service Charge – Approx £2650.00 PA

EPC – D

Council Tax Band - C

Please note the property is currently tenanted and photos are for marketing purposes only, prior to occupation.

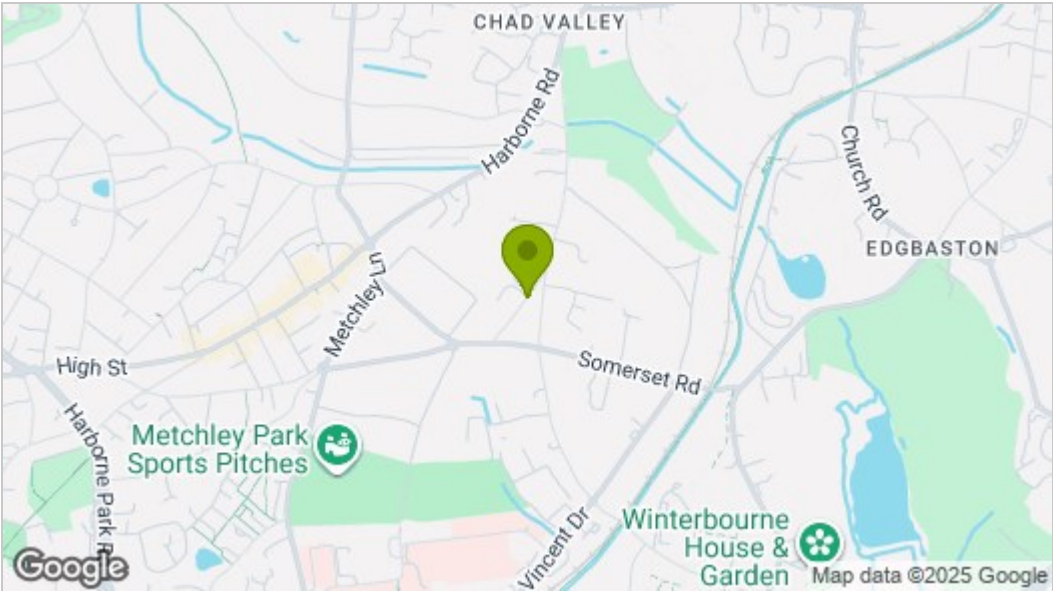
Floor Plan



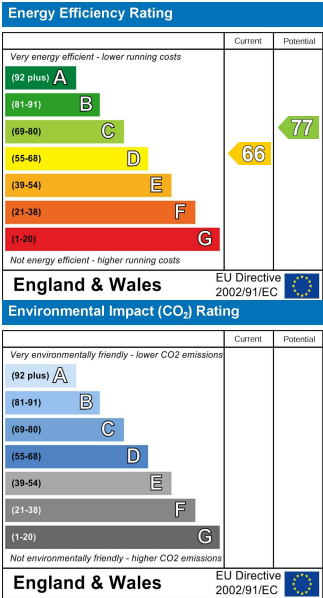
Floorplan

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.