



Offers Over £199,950

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN  
Flat 20, Yewdale 196 Harborne Park Road, Harborne, Birmingham, West Midlands, B17 0BP  
ricechamberlains.co.uk

Situated within a well-maintained development in the heart of Harborne, this two-bedroom 1st floor apartment offers thoughtfully arranged accommodation, direct access to the communal gardens and the benefit of a garage and allocated residents' parking. Accessed via a secure communal entrance, the apartment opens into a spacious and welcoming hallway with a useful storage cupboard and doors leading to all principal rooms. Positioned at the front of the property, the living room is flooded with natural light through glazed double doors that open directly onto a private balcony. A decorative fireplace and attractive corncing add character, while neutral décor enhances the bright and airy feel of the space. The separate kitchen, accessed from the hallway, is fitted with a range of wall and base units, an integrated oven with gas hob, and space for additional appliances. A window above the sink provides a pleasant outlook over the communal grounds. Both bedrooms benefit from fitted wardrobes. The principal bedroom is particularly well-proportioned and features an en-suite bathroom comprising a bath, WC, bidet and wash basin. The second bedroom is served by a separate shower room across the hallway, complete with shower enclosure, WC and wash basin, making it ideal for guests or shared living. Externally, the development is set within attractively landscaped communal grounds with mature planting and well-maintained pathways. Residents' parking is located to the front of the building. The property enjoys a highly convenient position, offering easy access to Harborne High Street, the Queen Elizabeth Hospital, the University of Birmingham and excellent transport links into Birmingham city centre. Offered with no upward chain, this is a superb opportunity for both owner-occupiers and investors seeking a low-maintenance home in a prime location.

**Approach**

The property is approached via communal gardens allocated parking space and pathway leading to a door opening into communal hallway and stairs leading to the first floor apartment with a further door opening into:.

**Hallway**

With ceiling light point, door opening into useful storage cupboard and further doors opening into:

**Seperate Shower Room**

With walk in shower, low flush wc, wash hand basin on pedestal and tiling to splashbacks.

**Dual Aspect Living Room**

15'7" x 10'0" (4.75 x 3.05)  
With feature fireplace with marble effect surround, decorative cornice to ceiling, central heating radiator, laminate wood effect flooring, ceiling light point, double glazed window to the side aspect and double glazed door giving access out to the balcony area.

**Breakfast Kitchen**

11'5" x 7'4" (3.50m x 2.24m)  
With a selection of wall and base unit with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, built-in oven with four ring burner gas hob with extractor over, space for fridge freezer and washing machine, wall mounted central heating boiler, tiling to splash backs, central heating radiator, ceiling light point and tiled flooring.

**Bedroom One**

14'1" x 9'11" (4.31m x 3.04m)  
With central heating radiator, ceiling light point, double glazed window to the front aspect and door opening into:

**En-Suite Bathroom**

With bathroom suite offering panel bath, wash hand basin on pedestal, wc, bidet and tiling to splashbacks.

**Bedroom Two**

10'7" x 8'6" (3.25m x 2.61m)  
With central heating radiator, ceiling light point and double glazed window.

**Garage**

Not inspected but situated in a separate block in the parking areas

**LEASE INFORMATION**

Lease Start Date 25/11/2010  
Lease End Date 24/12/2173  
Lease Term From 26 November 2010 to 24 December 2173  
Lease Term Remaining 147 years  
Ground Rent £250pa and Service Charge £2,500pa. All subject to confirmation from a legal representative.



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1. **Additional Services / Referral Fees 1.1** By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	