



## 17 Timber Mill Court Serpentine Road, Birmingham, B17 9RD

**£125,000**

Hadleigh Estates are pleased to present this two bedroom flat at Timber Mill Court, Harborne.

Timber Mill Court is a dedicated retirement facility and benefits from a 24 hour alarm pull system. The flat is approached via a communal entrance hall with security entry phone. Inside briefly comprises; reception hall, living room, kitchen, two bedrooms and bathroom with ample storage cupboards. Outside there are well maintained communal grounds and residents parking.

Timber Mill Court is located on Serpentine Road which is adjacent to Harborne High Street with its excellent shopping, restaurant and café facilities all within walking distance. Transport links local to the property service the local area with regular bus services to the Queen Elizabeth Hospital, Birmingham City Centre, both Edgbaston and Harborne Golf Clubs.

**General Information**

We have been advised that the property is leasehold, and hold the following information

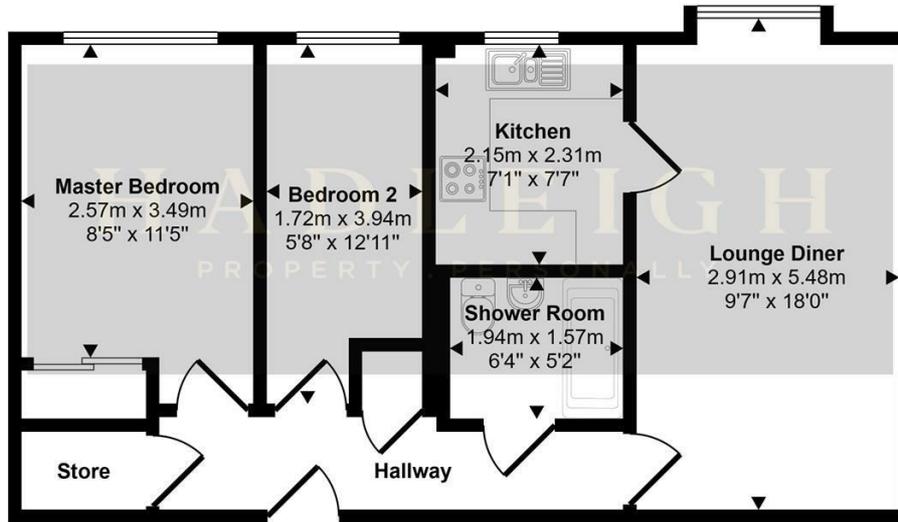
Lease length: 125 years from 1st June 2018.

Service charge: Approx £3456

Please note, this information will need to be confirmed with your legal representative and Hadleigh Estate Agents cannot be held liable.

## Floor Plan

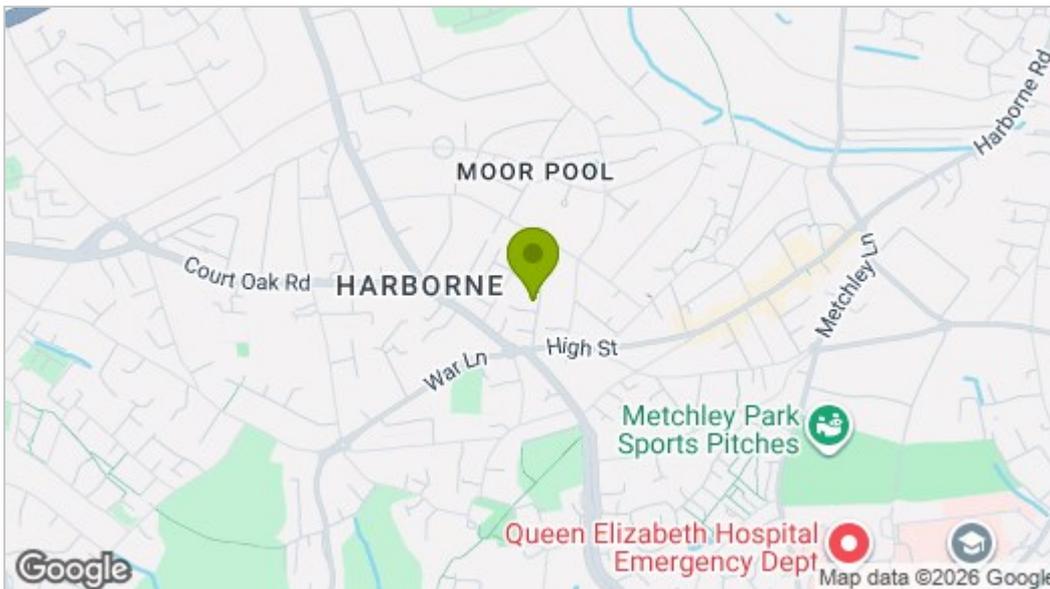
Approx Gross Internal Area  
51 sq m / 546 sq ft



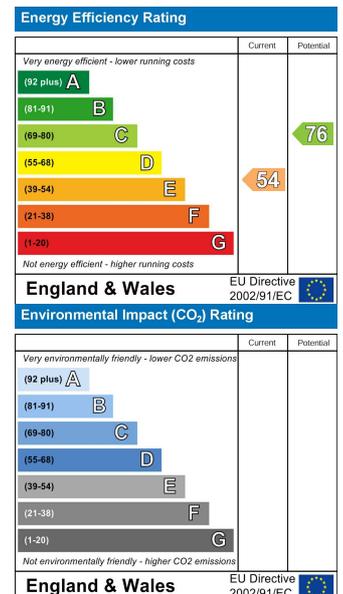
Floorplan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.