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£300,000 Offers In Region Of

Forhill Court, Lea End Lane, B38 9EA

Apartment | 2 Bedrooms | 2 Bathrooms



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# Step Inside

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## Key Features

- Charming Countryside Location
- Two Bedroom Apartment
- Grand Entrance Hallway
- Large Lounge with Feature Fireplace
- Study Room with Balcony Access
- Modern Open-Plan Kitchen/Diner
- Master Bedroom with En-Suite
- Viewings Highly Recommended
- Garage - Designated Car Parking Space
- Family Bathroom

## Property Description

Black and Golds Estate Agents are proud to introduce this luxurious executive two-bedroom apartment nestled in serene country grounds. This semi-rural gem offers the perfect blend of sophistication and tranquillity. Viewing highly recommended!

## Main Particulars

Black and Golds Estate Agents are proud to introduce this luxurious executive two-bedroom apartment nestled in serene country grounds. This semi-rural gem offers the perfect blend of sophistication and tranquillity. Viewing highly recommended!

The property is situated down a tree-lined drive leading to a secure gated entrance which allows you into the parking area of the estate, where Forhill Court sits within approximately 8 acres of stunning grounds.

The Manor also provides secure communal access with the apartment located on the first floor.

If you are purchasing for investment purposes we feel you would achieve £1400 per calendar month

LOCATION:

The Peacock country pub is within walking distance and there are several country walks around the property.

There are two well positioned train stations, Kings Norton or Whitlocks End. The property is near to Wythall Park & Tennis Club and The Hub at Woodrush School offering gym facilities.

As you approach the property you are welcomed in to the large entrance hallway benefiting from an intercom system with doors leading into the large lounge with feature fire place and study room with balcony doors opening out to the beautiful grounds. There are double doors into the open plan kitchen/diner, the kitchen benefits from an integrated dishwasher, fridge/freezer and space for white goods.

There are doors leading into the two double bedrooms, the master bedroom boasts an en-suite shower room and two integrated wardrobes. The second bedroom also has an integrated wardrobe. There is also a separate family bathroom with W.C and bathtub, and two good sized cupboards off the entrance hallway perfect for storage.

Also benefiting from a designated parking space plus a single garage.

Tenure:

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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