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ESTATE AGENTS

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12 Forhill Court, Lea End Lane, Hopwood, B38 9EA

Offers Over £290,000

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Description

Located in a wing of Forhill Manor containing just three other apartments, No. 12 is accessed via a secure communal entrance with intercom system. The beautiful accommodation comprises a generous hallway with a double cloaks cupboard, spacious living room and an impressive kitchen/diner featuring an integrated NEFF fridge/freezer, dishwasher, washer/dryer, Baumatic range cooker and double doors opening onto an exclusive patio garden area.

The master bedroom features two fitted wardrobes, en suite shower room, cupboard containing the electric boiler and hot water tank and there is also a generous guest double bedroom (with built in wardrobe) and a contemporary house bathroom.

Management Charge: £184 pcm which includes lighting, heating, cleaning and maintenance of communal areas inside and out, window cleaning, buildings insurance, maintenance of the drainage system, maintenance of grounds/trees/gates/roadways, a sinking fund for the access roadway and communal carpet replacement.

Ground Rent: £250 per annum.

Years Remaining on Lease: 105

Services: Electric central heating, private drainage.

Outside

The stunning and beautifully tended communal grounds (amounting to approximately 8 acres) surround the manor and are predominantly laid to lawn with a wide range of specimen trees. Upon entering the estate via electronic gates, access becomes available to the allocated car parking, additional visitor spaces and garage. The apartment enjoys its own south west facing patio area directly accessed from the kitchen with space to sit, dine and enjoy the incredible views.

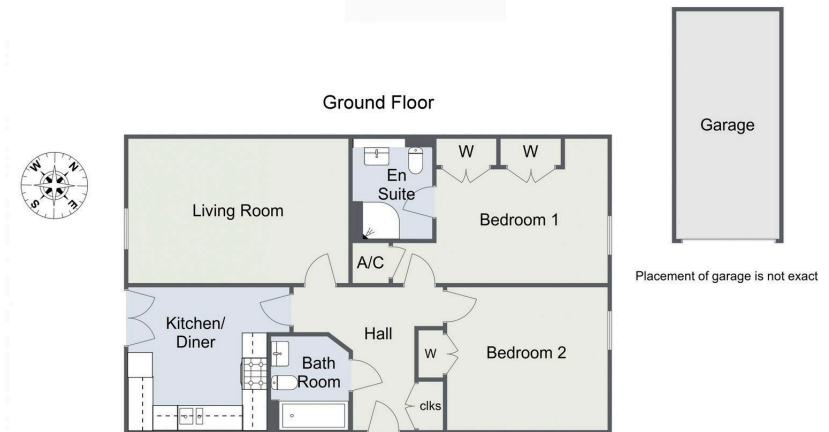




- Ground Floor Apartment in an Attractive Building
- Spacious Living Room
- Master Bedroom and En Suite
- Contemporary House Bathroom
- Set Within 8 Acre Maintained Grounds
- 105 Years Remaining on the Lease
- Impressive Kitchen/Dining Room
- Generous Second Double Bedroom
- Garage and Allocated Parking
- Rural Location Yet Conveniently Located for the Motorway Network



Forhill Court, Lea End Lane, Alvechurch



Total Approximate Area (Excluding Garage): 82 sq. m (882.64 sq. ft)
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

