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## 12 Forhill Court

LEA END LANE

B38 9EA

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OFFERS OVER

**£290,000**









## Contemporary Two Bedroom Apartment

### Description.

An opulent two bedroom apartment located on the ground floor of an attractive building enjoying refurbished accommodation, own patio garden area, garage and incredible countryside views. Accessed via a sweeping tree lined driveway, the residence is situated within exclusive 8 acre maintained grounds set behind electronic security gates and is ideal for those who desire a country life, yet require the convenience of easy access to the Midlands motorway network.

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 refurbished 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 an additional guest double bedroom (with built in wardrobe) and a contemporary house bathroom.





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 single 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.

**Location:** Forhill is a delightful small country hamlet nestling amidst Worcestershire countryside bordering onto the Bournville Trust Land. Whilst enjoying a semi-rural location, it is none the less within easy reach of the A435 Alcester Road which in turns provide fast links onto the M42 and M5 motorways. Forhill Manor is an exclusive development of 18 luxurious apartments and 1 lodge set in well tended, good sized communal grounds with exquisite views towards the Malvern Hills. Local towns such as Solihull, Shirley, Birmingham, Bromsgrove and Redditch are easily accessible by way of convenient access to the rail and motorway links. Popular public house 'The Peacock' is located within walking distance from the apartment.





## Room Dimensions.

Living Room: 11' 6" x 17' 6" (3.51m x 5.34m)

Kitchen/Diner: 11' 3" x 11' 0" (3.45m x 3.36m)

Bedroom One: 11' 6" (max) x 13' 8" (3.51m x 4.17m)

En Suite: 7' 11" x 6' 3" (2.43m x 1.93m)

Bedroom Two: 11' 4" x 12' 7" (3.47m x 3.84m)

Bathroom: 7' 5" x 6' 2" (2.28m x 1.88m)

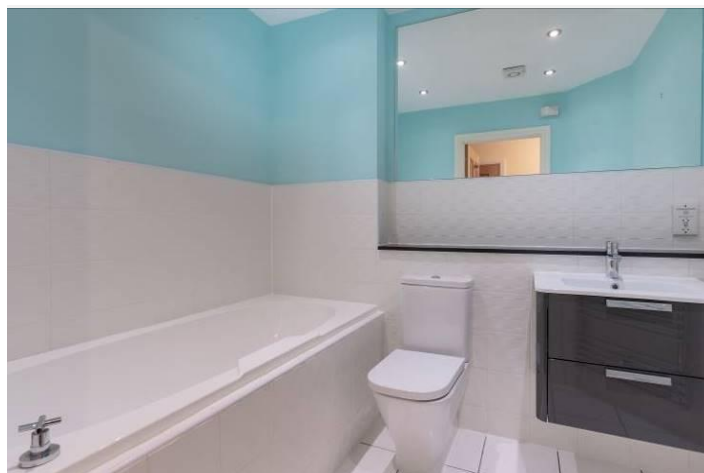
Garage: 18' 0" x 8' 2" (5.50m x 2.51m)

**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:** 106

**Services:** Electric central heating, private drainage.











FORHILL COURT

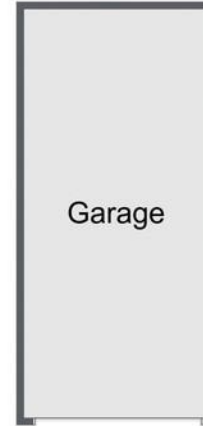
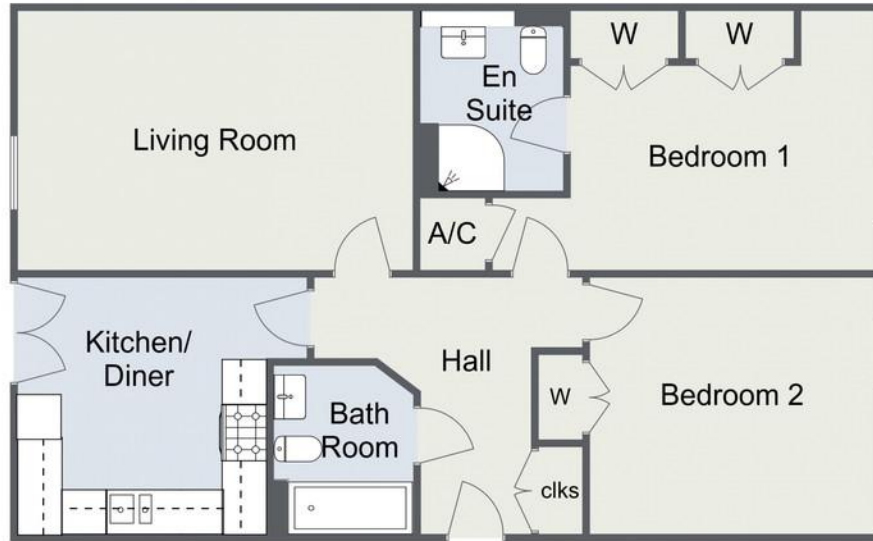
Forhill Manor  
To call / For Access  
1. Press bell button #  
2. Press 2 digit apartment  
number (01, 02, ...)  
3. Press bell button #



# Forhill Court, Lea End Lane, Alvechurch



## Ground Floor



Placement of garage is not exact

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.

EPC: C

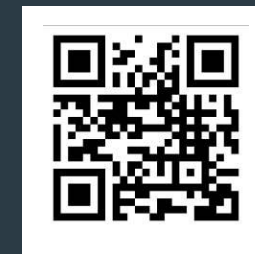
COUNCIL TAX BAND: D

TENURE: Leasehold

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

0121 447 8300

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



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