



Kenilworth Court

Edgbaston

B16 9NS

Asking Price Of **£235,000**

Two-Bedroom Apartment

Mansion Style, Ground Floor Apartment

Secure & Allocated Parking

1050 sq. Ft.



Property Description

DESCRIPTION A superb apartment in the much sought after Kenilworth Court in a convenient Hagley Road location.

This ground floor mansion style apartment oozes style and offers a unique blend of quirky character features such as high ceilings and decorative coving and sympathetic modernisations including a beautiful update kitchen-complete with granite work tops and fitted appliances of fridge/freezer, four ring gas hob with extractor hood above, with 'Siemens' oven and microwave. A separate spacious front living room offers beautiful central fireplace and views across open communal grounds, whilst two double bedrooms both come complete with fitted wardrobes. These are complimented by family shower room-with large shower cubicle and ensuite shower room off the main bedroom. Further features include welcoming entrance hall, single glazing synonymous with a property with this heritage, under floor heating in hall, kitchen and shower rooms, with utility including plumbing for washing machine and 'Vaillant' boiler.

Offered with no upward chain and ideal for first time buyers, city working professionals and those looking for a pied a terre.

LOCATION Kenilworth Court itself offers a convenient location with Hagley Road (A456) road access and public transport links in to the nearby Birmingham city centre. It boasts secure intercom access and the luxury of gated access, with communal parking and grounds.

Leisure facilities are provided with The Edgbaston Priory club close-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

The property is within easy reach of local shop amenities such as Morrisons superstore and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

JAMES LAURENCE ESTATE AGENTS

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge:

Ground Rent:

Ground Rent Review Period:

Length of Lease:



Floor Layout



Total approx. floor area 1,050 sq ft (98 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

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