



# Bloomsbury House

7 Highfield Road

B15 3EH

**Asking Price Of £210,000**

*One-Bedroom Apartment*

*High Specification*

*538 Sq. Ft.*

*Allocated Parking Space*



## Property Description

**DESCRIPTION \*\*NO UPWARD CHAIN\*\*** A superb ground floor one bedroom one bathroom apartment in a much sought after intimate development of Bloomsbury House in the heart of Edgbaston.

The property boasts a high specification including open plan living/kitchen area, complete with a patio area and the luxury of fitted appliances with in the fitted kitchen-including washing machine, fridge and freezer, four ring hob and oven below, plus dishwasher, complementing worktops and breakfast bar area. One double bedrooms with a feature fitted wardrobes, which is in addition to a modern family bathroom room, with welcoming entrance hall and ample storage. Further features include gas central heating, double glazing and the the luxury of an allocated parking space.

This apartment is ideal for city working professionals offering the best of city centre amenities on the doorstep but with in the prestigious and leafy Edgbaston, plus would make an ideal pied-a-terre.

**LOCATION** Bloomsbury House is within the second phase of the Highfield Gardens development (built by Taylor Wimpey) and offers gated entrance with convenient in and out exits for local commuting, with secure intercom access, lift access to upper floors and the rarity of visitor parking.

Situated on the cusp of Calthorpe Estate's developing Edgbaston Village, it's also less than five minutes walk to Edgbaston Village tram stop, with frequent services to New Street station in under 10 minutes, giving access to rail services throughout the United Kingdom. The property is also within easy commuting distance of Queen Elizabeth Hospital.

These links also provide easy access to the amenities of the city centre, including luxury boutiques of the Mailbox and Bull Ring, bars and restaurants of Brindley Place and the eclectic range of leisure facilities the city has to offer. The Queen Elizabeth Hospital is a very short commute away, as is the A38 and links to M5/M6/M40 motorways.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band - B**

**Service Charge - £1,628.00 Per Annum**

**Ground Rent - £520.00 Per Annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 126 Years Remaining**



## Floor Layout



Total approx. floor area 538 sq ft (50 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Edgbaston Branch

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*Agents Note:* Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements