



## Elmwood Court

Edgbaston

B5 7PB

**Asking Price Of £134,950**

*Two-Bedroom Apartment*

*673 Sq. Ft.*

*Garage En Bloc*

*No Upward Chain*





## Property Description

**DESCRIPTION** A ground floor two bedroom apartment on the cusp of Birmingham city centre within Edgbaston. The apartment offers a living and separate kitchen area, two double bedrooms, modern bathroom and garage. Internal Inspection advised.

**LOCATION** Located opposite Calthorpe Park, its location is in close proximity to the city centre by road and transport link with Cannon Hill park and Edgbaston recreational facilities in the opposite direction. Not only a rarity of boasting three bedrooms, but when complimented by its location, makes this of the highest potential for first time buyers, city working professionals and the buy to let landlord looking to diversify their portfolio.

**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:** A

**Service Charge:** Circa. £4,000.00 Per Annum - Awaiting Exact Confirmation

**Ground Rent:** Peppercorn

**Ground Rent Review Period:**

**Length of Lease:** 124 Years Remaining.



## Floor Layout



Total area: approx. 62.5 sq. metres (673.2 sq. feet)

Total approx. floor area 673 sq ft (63 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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ

*James Laurence*  
**James Laurence**

**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