

ENGLANDS



Norfolk Road

Edgbaston, Birmingham, B15 3PP

£425,000





PROPERTY DESCRIPTION

A spacious first floor apartment set in The Regents, an exclusive development set over 5 storeys and containing just 15 large apartments, all set within beautifully maintained private grounds.

The Regents is situated on Norfolk Road close to the junction with Augustus Road and being very conveniently located for Edgbaston Village, Harborne and Birmingham City Centre. The Queen Elizabeth Hospital and Birmingham University are also within easy reach.

The property has the benefit of a light and spacious living room with balcony off overlooking communal grounds, breakfast kitchen, three bedrooms, one with en suite and dressing room, bathroom and several good sized storage cupboards. The well-proportioned accommodation really does warrant a viewing to fully appreciate the space and layout of this delightful apartment.



Communal entrance hall, which has recently been refurbished having recessed ceiling spotlights, tiled floor, stairs rising to the upper floors and lift for access to the upper floors.

FIRST FLOOR LOBBY

Good sized storage cupboard and wooden entrance door with spy hole leading into

HALLWAY

Having security answer phone, small side window, coving to ceiling, three ceiling light points, radiator, useful good size storage cupboard with built-in shelving and further storage cupboard again with built-in shelving.

LIVING ROOM

5.35m max x 4.7m max (17'6" max x 15'5" max)
Having radiator, UPVC double glazed window overlooking the beautiful communal gardens, further UPVC double glazed door leading to balcony, coving to ceiling, two ceiling light points and marble-style fire surround with electric fire.

BREAKFAST KITCHEN

6.53m max x 3.18m max (21'5" max x 10'5" max)
Having a range of matching wall and base units, integrated appliances include Hotpoint electric oven and grill, Neff electric hob with wall-mounted extractor fan over, fridge, freezer, dishwasher and washing machine. Tiled flooring, one and a half bowl composite sink drainer with mixer tap over, double glazed UPVC window and two ceiling light points. Part complementary tiling to walls, radiator, further double glazed UPVC window and further contrasting wall cupboards and base units. Xpelair extractor fan.

DINING ROOM

3.4m max x 3.15m max (11'1" max x 10'4" max)
Having double glazed UPVC window overlooking the gardens, coving to ceiling, ceiling light point and radiator.

Inner door with glazed panels leading to further hallway, having three more storage cupboards with built in shelving, coving to ceiling and ceiling light point.

BEDROOM ONE

4.21m max x 3.48m max (13'9" max x 11'5" max)
Having fitted wardrobes with overhead cupboards, one containing the wall-mounted Intergas combi boiler, radiator, two UPVC double glazed windows, ceiling light point and coving to ceiling.

DRESSING AREA

Comprising lobby area with ceiling light point and wall-mounted security answer phone, door through to walk-in wardrobe with ceiling light point and having fitted shelving and hanging rails.

EN SUITE SHOWER ROOM

2.82m max x 2.1m max (9'3" max x 6'10" max)
Having large shower cubicle, pedestal wash hand basin with mixer tap over, tiled floor, full complementary tiling to walls and double glazed UPVC window with obscured glass. Fitted shelving, wall-mounted mirrored cabinet with integrated light, vertical radiator, low flush WC with concealed cistern, shaver point and ceiling light point.

BEDROOM TWO

4.71m max x 3.33m max (15'5" max x 10'11" max)
Having UPVC double glazed window, radiator, a range of fitted wardrobes with overhead cupboards and dressing table and two ceiling light points.

BEDROOM THREE

4.1m max x 3.07m max (13'5" max x 10'0" max)
Having UPVC double glazed window overlooking the grounds, fitted wardrobes, ceiling light point and radiator.

BATHROOM

3.46m max x 1.63m max (11'4" max x 5'4" max)
Having panelled bath with wall-mounted shower over, low flush WC with concealed cistern, double glazed UPVC window with obscured glass, tiled floor and full tiling to walls, ceiling light point, wash handbasin with mixed tap over and set into vanity storage. Vertical radiator.

OUTSIDE

The property is set in splendid communal grounds with an impressive range of evergreen shrubs and trees as well as flowers and lawns.

There is a double garage set in a separate block.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - F

TENURE: Leasehold, with 135 years remaining.

No ground rent.

We are advised there is a variable service charge payable, which currently is £5072.51 per year.



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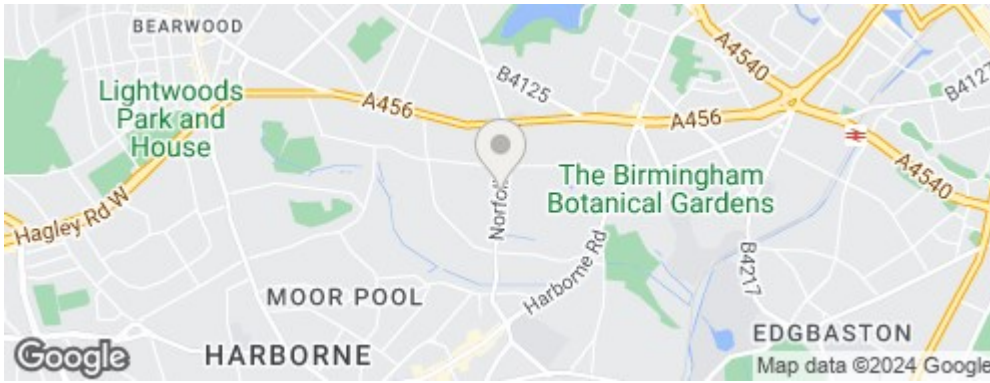




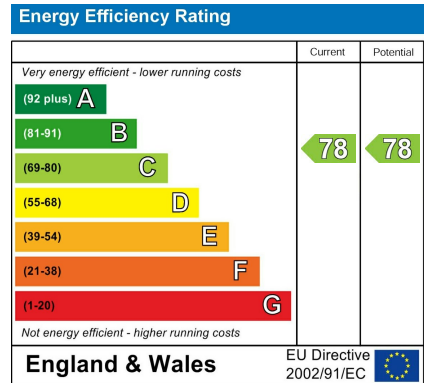
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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