

ENGLANDS



29 Kenrick House Beaufort Road

Edgbaston, Birmingham, B16 8HZ

£144,700





PROPERTY DESCRIPTION

A modern seventh floor apartment in a convenient location on the fringe of the City Centre and enjoying delightful tree-lined views. Double glazing as specified, hall with storage, good sized living room, enclosed balcony area, fitted kitchen, two good bedrooms and bathroom/WC with shower.

Beaufort Road is situated between Huntley Road and Plough and Harrow Road, the latter leading off Hagley Road. It is readily accessible to regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities, also the Queen Elizabeth and City Medical Centres, the University of Birmingham, the delightful grounds of Edgbaston Reservoir. Also Broadway Plaza and amenities around Harborne High Street being close by.

The property itself is situated on the seventh floor of this high-rise development, set in its own grounds which adjoin the delightful, mainly lawned tree lined grounds of Chamberlain Gardens. Approach is via a communal entrance hall with security answerphone system and a lift service or staircase affords access to the floors.

An internal inspection is essential to appreciate the accommodation which comprises in more detail:



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RECEPTION HALL

An L shaped hall area having entrance door with spy hole, fitted storage unit, partial tiling to floor, ceiling light point, cloaks hanging area and slimline style electric heater. Leading off is a built in meter/storage cupboard and a further storage cupboard.

LIVING ROOM

5.29m max x 3.35m max (17'4" max x 10'11" max)

Having access to the kitchen, two ceiling light points and double glazed windows overlooking the enclosed balcony area.

ENCLOSED BALCONY AREA

5.12m max x 1.65m max (16'9" max x 5'4" max)

Having double glazed windows enjoying a delightful tree lined outlook, partial panelling to walls, wood laminate style flooring and fitted base unit with worktop over.

FITTED KITCHEN

3.45m max x 2.10m max (11'3" max x 6'10" max)
Having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboard below, further base units and appliance space with worktops over and wall cupboards. Plumbing facility for washing machine, integrated "AEG" oven with electric hob over and hood above, concealed in matching style fascia and space for fridge freezer. Tiled flooring, double glazed window and partial tiling to walls.

BEDROOM ONE

4.72m max x 3.03m max (15'5" max x 9'11" max)

Having ceiling light point, double glazed window and built in storage cupboard.

BEDROOM TWO

4.31m max x 2.89m max (14'1" max x 9'5" max)

Having double glazed window and ceiling light point.

BATHROOM/WC

2.12m max x 2.14m max (6'11" max x 7'0" max)

Having low flush WC, vanity style wash hand basin with cupboard below, and panelled bath with shower unit over. Partial tiling to walls, tiled floor, inset mirror, heated electric towel rail and built in storage cupboard.

ADDITIONAL INFORMATION

We are advised the property is leasehold which was renewed in 2002 for 125 years. Subject to a ground rent of £10 and variable service charge which we are advised amounted to £1344.37 between 01/04/23 to 31/03/24.

Council tax band: A

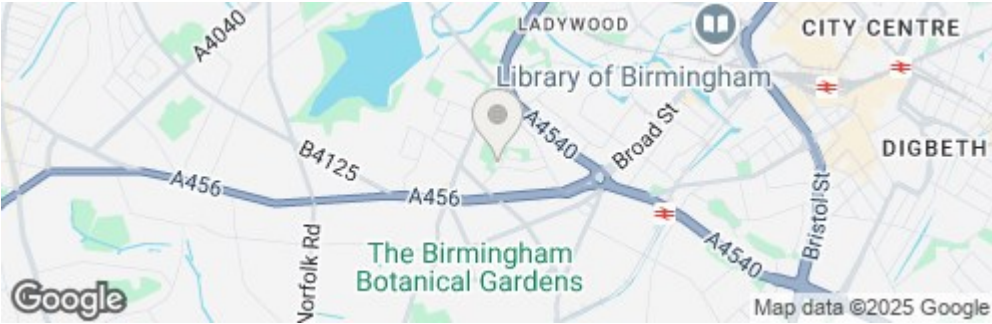
Cash buyers only



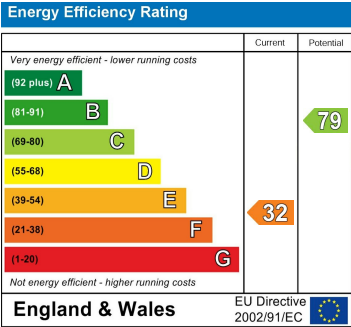
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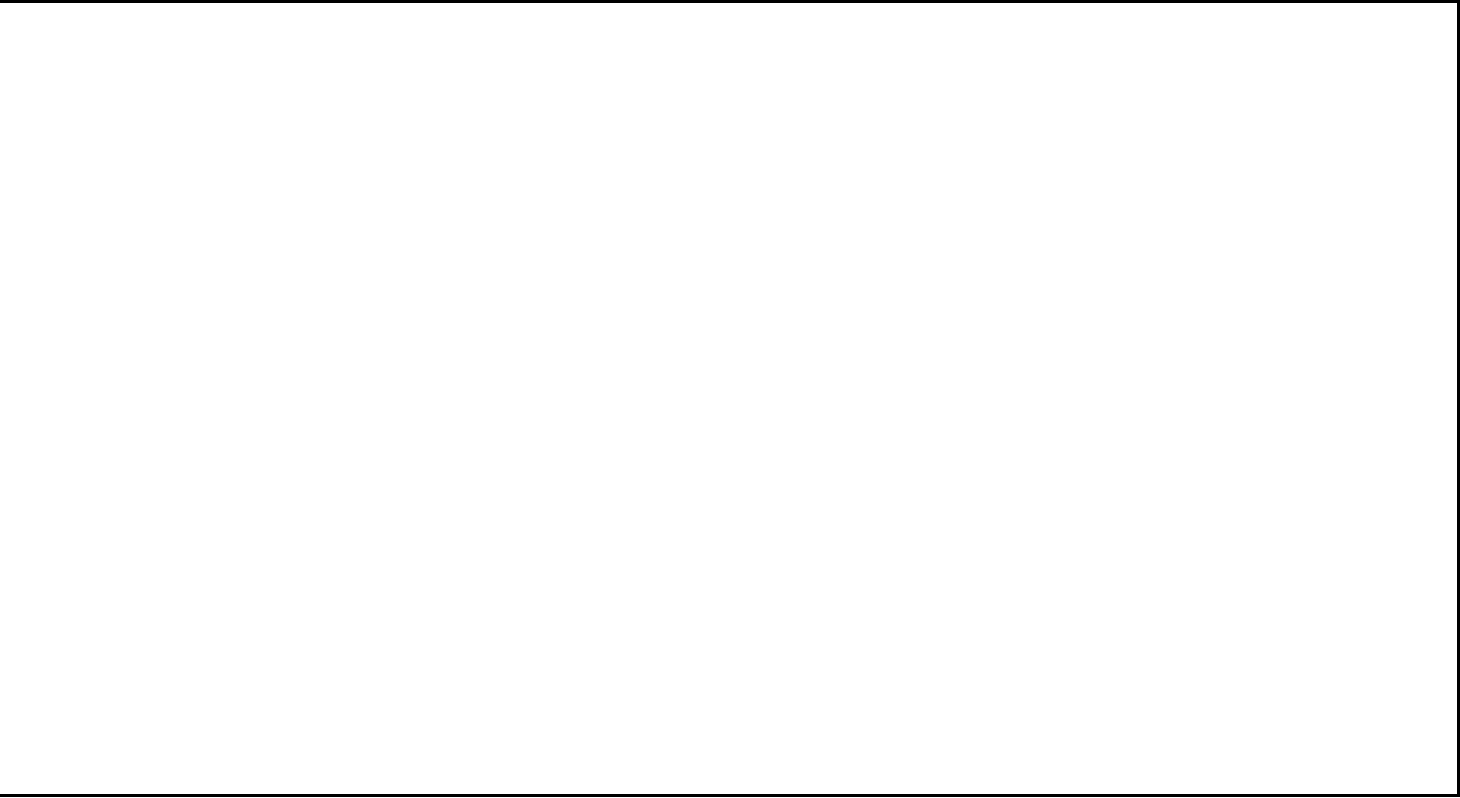
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

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Misrepresentation Act 1967

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