

# ENGLANDS



Richmond Hill Road

Edgbaston, Birmingham, B15 3RU

£196,000





## PROPERTY DESCRIPTION

A conveniently located, well presented and highly secure ground floor flat features a spacious living room opening up to a rear patio and communal lawns. Attached onto practical kitchen/diner with a raised seating area. Leading off the main room are two substantial bedrooms and a shower room. All rooms feature security bars that can be drawn across the windows for added peace of mind.

The property is located inside a well presented and secure building within the High Point complex on Richmond Hill Road, which also features a private permit-only car park and well maintained communal gardens. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre as well as regular transport services along Harborne Road leading through to comprehensive City Centre leisure, entertainment and shopping facilities. Further excellent amenities are available on and around Harborne High Street.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:





The flat is on the ground floor close to the building entrance. There is a key/fob access to communal hallway from outside. A double locked heavy duty entrance door to the property features a spyhole and a security answerphone.

#### RECEPTION ROOM

4.57m max x 7.42m max to entrance (14'11" max x 24'4" max to entrance)

Having open entry way to kitchen area, large fitted cupboards to left of front door and ceiling light point. Two electric storage heaters, ornate fireplace, wall light and laminate wooden style flooring. UPVC french windows lead to patio and communal gardens. Retractable security grille is in place and can be drawn to cover all windows.

#### KITCHEN/DINER

3.33m max to entrance x 3.56m max (10'11" max to entrance x 11'8" max)

Kitchen leads off from entrance section of open plan reception room (no door). Having UPVC double glazed window with extractor fan and security grille fitted. Ceiling strip lighting and hanging ceiling lamp with dimmer switch.

Featuring a carpeted section raised approximately 5 inches from the main laminate tile-patterned floor having fitted inbuilt table, integrated Hotpoint oven with extractor hood, Logik hob, 1 1/2 sink drainer, spaces and fixtures for washing machine and dishwasher, numerous cupboards and drawers, integrated fridge/freezer and overhead wine bottle rack above entrance archway.

#### INNER HALLWAY

1.87m max x 1.99m max (6'1" max x 6'6" max)  
Having electric storage heater, ceiling light point and cupboards housing heater/water cylinder.

#### SHOWER ROOM

1.72m max x 2.43m max (5'7" max x 7'11" max)  
Having laminate flooring, tiled walls, electric hair/hand dryer, bidet, low flush WC and pedestal hand wash basin with storage cupboards below. Electric towel rail, wall mounted electric shower, frosted double glazed UPVC windows with security grille, and ceiling light point.

#### BEDROOM TWO

2.74m max x 3.73m max (8'11" max x 12'2" max)  
Having electric storage heater, inbuilt wardrobe with smaller cupboards above, UPVC double glazed windows to the rear with security grille and ceiling light point.

#### BEDROOM ONE (MAIN)

3.42m max x 4.6m max to wall (11'2" max x 15'1" max to wall)

Having large inbuilt wardrobe with sliding mirror doors, secondary inbuilt wardrobe with smaller cupboards above, ceiling light point and electric storage heater. Large window approximately length of wall with metal security grille fitted. EnviroVent air filter installed within auxiliary wardrobe.

#### ADDITIONAL INFORMATION

Council Tax Band: C.

We are advised by the vendor that a right to manage scheme is in place for the block and that the service charges are currently at £1,999 per annum. No ground rent.

Lease extended until 2149 (126 years left).

Electric heating throughout (no gas).

Garage in separate block.



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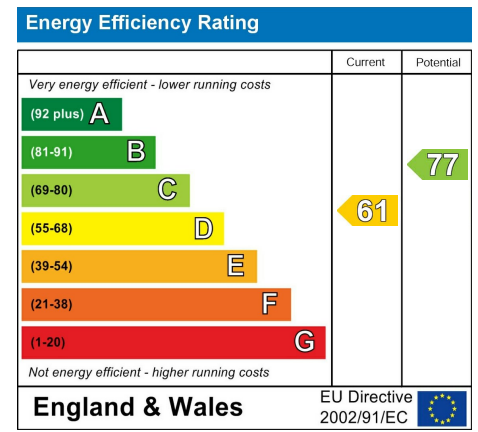
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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