

ENGLANDS



52 Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RL

£150,000





PROPERTY DESCRIPTION

A well situated 12th floor apartment enjoying delightful and extensive views. Double glazing as specified, lift service, hall with cloaks/store cupboard, living/dining room, two private balconies, fitted kitchen, two bedrooms with built in wardrobes, bathroom/WC, garage in separate block, extended lease of 125 years and no upward chain.

Chadbrook Crest is very well situated between Richmond Hill Road and Harborne Road. It is close to local shops in Chad Square, also 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, and it is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre.

The development, which has the services of a caretaker, is set in delightful mainly lawned landscaped grounds with trees, borders and some communal parking facilities. Approach from Richmond Hill Road is via a communal entrance hall with security answerphone system. A lift service or staircase affords access to the floors.





Lift provides access to the 11th floor and further stairs to 12th floor. Entrance door leads to:

HALLWAY

Having two ceiling light point, security answerphone, dado rail and useful built in storage cupboard.

RECEPTION ROOM

5.61m max x 3.53m max (18'4" max x 11'6" max)

Having two ceiling light points, double glazed window and doors leading to balconies.

KITCHEN

3.32m max x 1.99m max (10'10" max x 6'6" max)

Having vinyl flooring, built-in storage cupboard housing water meter, a range of base units with roll top over and 1 1/2 inset bowl sink drainer with mixer tap over. Plumbing for washing machine, electric oven with electric hob over, and space for appliances. Serving hatch into reception room, partial tiling to walls, ceiling light point and double glazed window overlooking second balcony.

BEDROOM ONE

2.82m max x 4.63m max (9'3" max x 15'2" max)

Having ceiling light point, built in storage cupboard, double glazed window and double glazed door leading to balcony.

BEDROOM TWO

3.08m max x 3.21m max (10'1" max x 10'6" max)

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

BATHROOM

2.44m (into shower) x 1.69m max (8'0" (into shower) x 5'6" max)

Having low flush WC, hand wash basin with storage underneath, shavers plug, panelled bathtub with wall mounted electric shower and showerhead, ceiling light point, vinyl flooring and airing cupboard housing water tank.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

Tenure: We have been advised the property is leasehold and has 123 years remaining. There is a service charge of £3,544.20 per annum.

Council Tax Band: B



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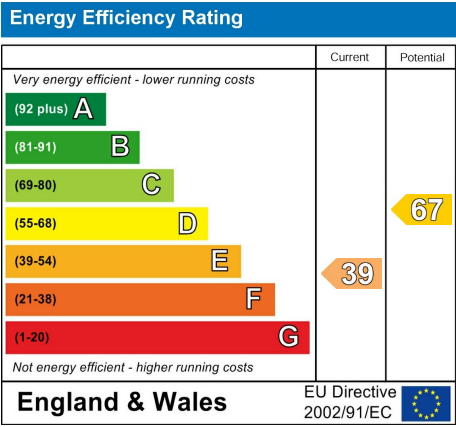
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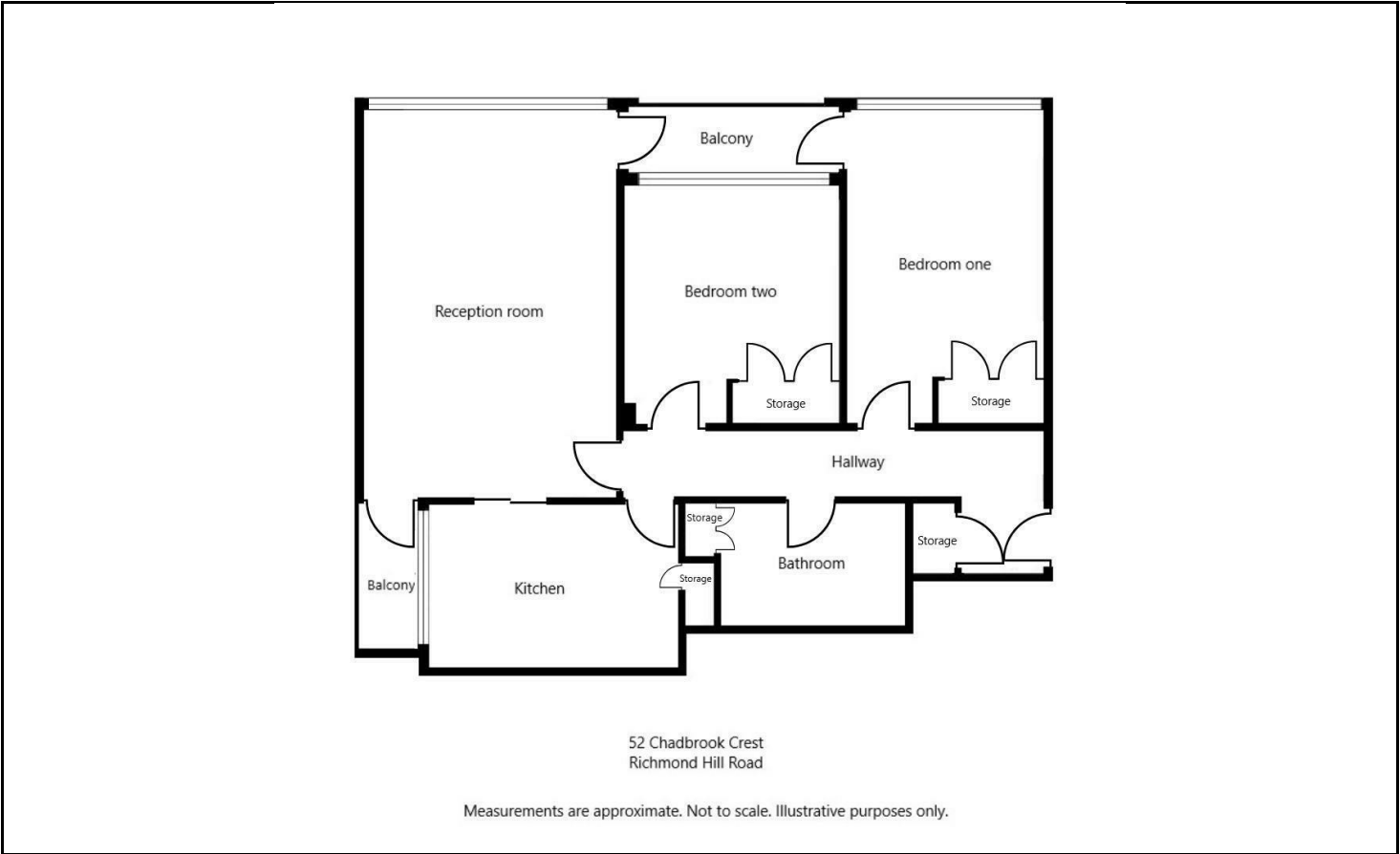
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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