

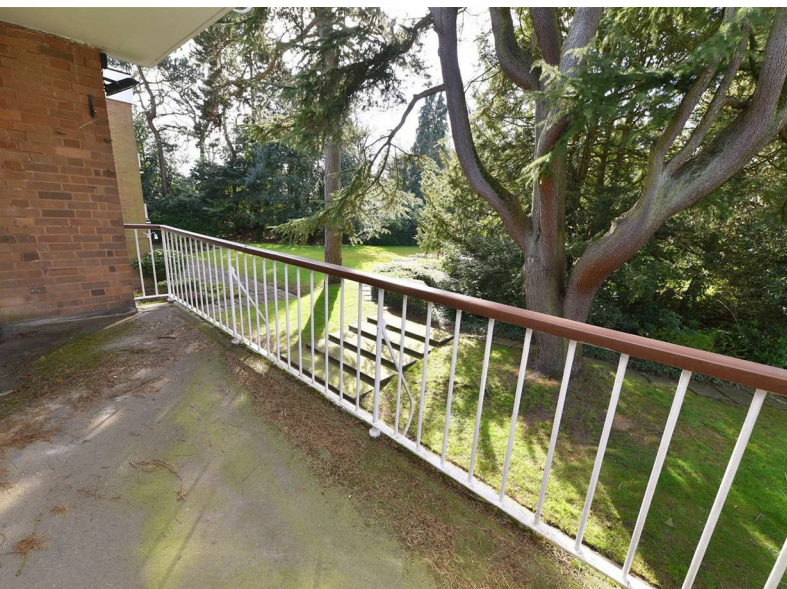
ENGLANDS



5a Norfolk Road

Edgbaston, Birmingham, B15 3PR

£294,000





PROPERTY DESCRIPTION

A rare opportunity to acquire an exceptional apartment which has been refurbished throughout. The property is set on the first floor of this low rise development and briefly comprises fitted kitchen, living/dining room with sliding doors to balcony, two double bedrooms, bathroom and garage. Features include gas central heating and double glazed as specified.

The Elmhurst and Stonebury developments are very well situated off Norfolk Road between Augustus Road and Hagley Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and regular transport services along Hagley Road through to comprehensive City Centre leisure, entertainment and shopping facilities. The property itself enjoys a splendid aspect over tree lined landscaped grounds with lawns, flower borders and some communal parking facilities.

Approach is via a communal entrance hall with security answerphone system and a staircase affords access to the floors.





Entrance with spy hole leads into:

ENTRANCE HALL

Having built in storage cupboard, wooden flooring, ceiling light point and security answer phone.

KITCHEN

3.74m max x 1.99m max (12'3" max x 6'6" max)

Having tiled flooring, radiator, two ceiling light points, range of wall and base units with marble style worktop over, electric oven with induction hob over and extractor fan. Single bowl sink drainer with mixer tap over, double glazed window, serving hatch into dining area, plumbing for washing machine and further appliance space. Door leading to shared utility room having access to rubbish chute, power and lighting connections, also housing Main combi boiler.

LIVING DINING ROOM

4.93m max x 8.33m max (16'2" max x 27'3" max)

Having wooden flooring, two radiator, three ceiling light points, double glazed window overlooking front elevation and large double glazed sliding doors to balcony. Glazed door leading to:

BALCONY

Delightful views over the splendid communal gardens.

INNER HALL

Having ceiling light point and built in shelving.

BEDROOM ONE

4.88m max x 3.50m max (16'0" max x 11'5" max)

Having radiator, double glazed window overlooking rear, two ceiling light points and two good sized built in wardrobes with cupboards above.

BEDROOM TWO

2.77m max x 3.94m max (9'1" max x 12'11" max)

Having radiator, double glazed window overlooking front and ceiling light point.

BATHROOM

Having tiled flooring, pedestal hand wash basin with tiled splashback, panelled bathtub with mixer tap over, obscured double glazed window, wall mounted towel rail, low flush WC, partial tiling to walls, ceiling light point and fully tiled shower cubicle with wall mounted showerhead.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

Tenure: We have been advised the property is leasehold with 999 years remaining and a service charge of £977.00 per quarter.

Council Tax Band: D



ENGLANDS

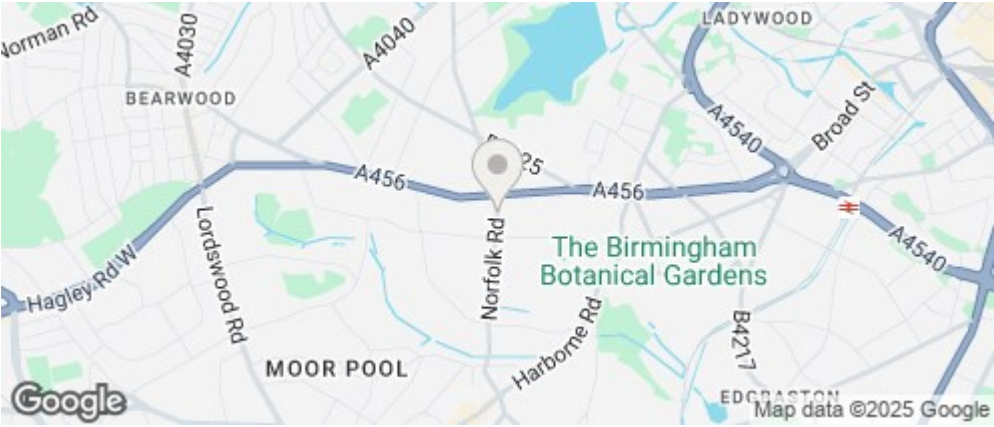




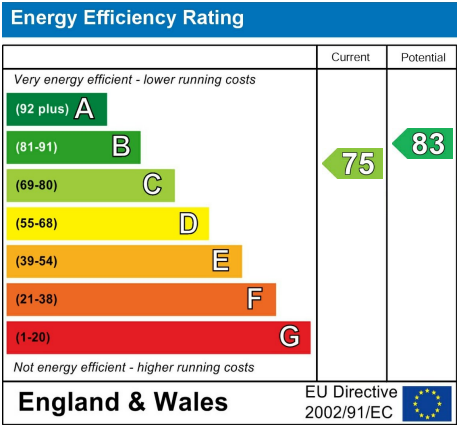
ENGLANDS



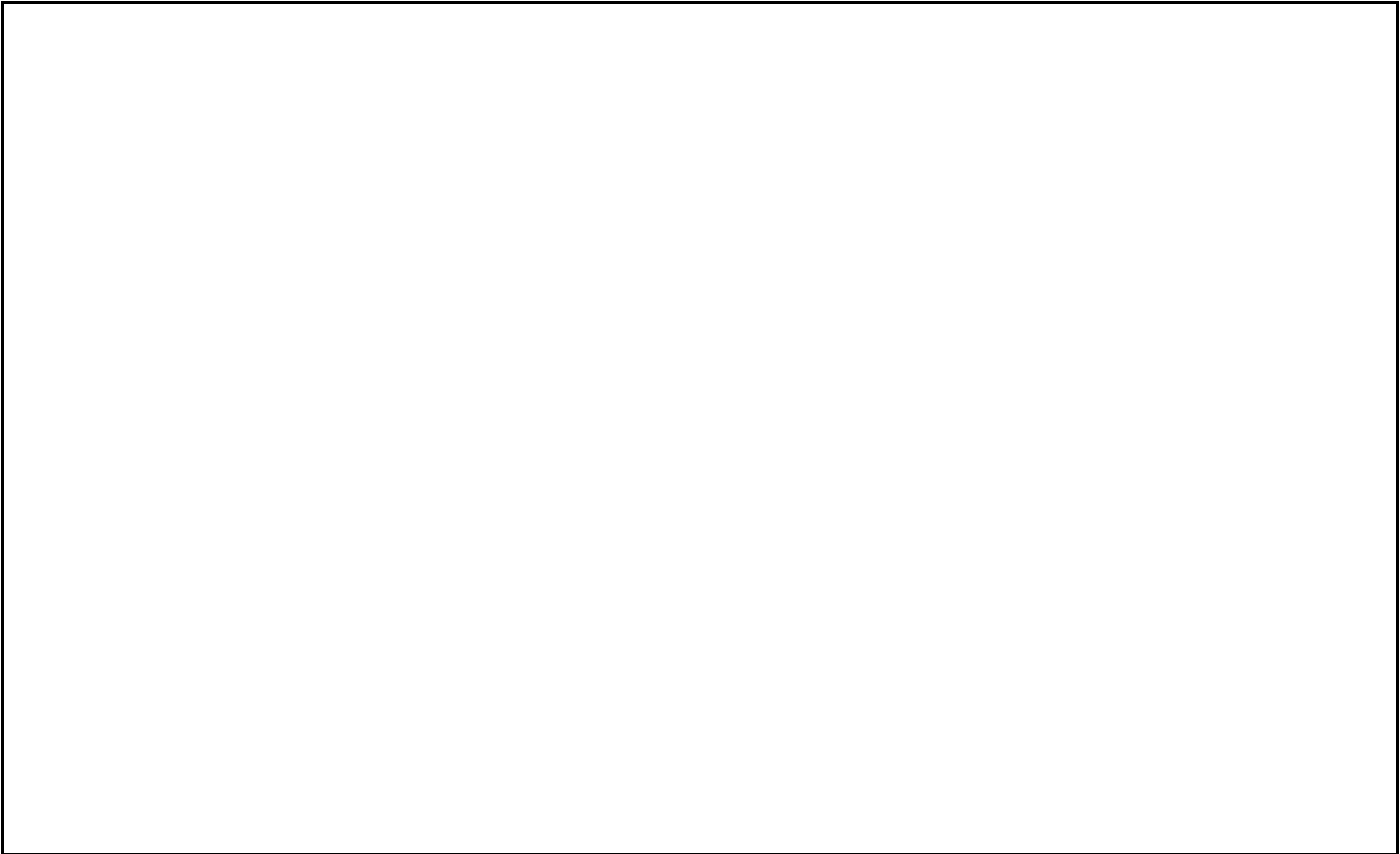
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.