

# ENGLANDS



4 Malmesbury Park 14 Hawthorne Road  
Edgbaston, Birmingham, B15 3TY

£210,000





## PROPERTY DESCRIPTION

A well presented first floor apartment in a delightful and private tree lined location in sought after Edgbaston. Central heating, reception hall, fitted kitchen, lounge/dining room, inner hall, two bedrooms with fitted wardrobes, bathroom/WC, as well as a garage in separate block. Extended lease.

Malmesbury Park is located on Hawthorne Road which leads off Harborne Road. It is close to local shops in Chad Square and regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street.

The property itself is situated on the first floor of this low rise three-storey purpose-built block, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system and stairs lead to the first floor.

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



Tel: 01214271974

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## ENTRANCE HALL

Having vinyl flooring, ceiling light point, security answerphone and built in storage cupboard. Leading into:

## KITCHEN

3.92m max x 3.54m max (12'10" max x 11'7" max)

Having vinyl flooring, ceiling light point, a range of wall and base units with worktop over, 1 1/2 bowl sink drainer with mixer tap over, UPVC double glazed window, Hotpoint electric oven with gas hob and extractor fan over, partial tiling to walls, radiator, plumbing for washing machine and built in storage cupboard housing Main gas boiler.

## LIVING ROOM

6.55m max x 3.51m max (21'5" max x 11'6" max)

Having two ceiling light points, radiator, two UPVC double glazed windows with delightful views over the grounds. Door leading into:

## INNER HALL

Having ceiling light point and built in storage cupboard.

## BEDROOM ONE

3.52m max x 4.09m max (11'6" max x 13'5" max)

Having ceiling light point, UPVC double glazed window, radiator and built in wardrobe with mirrored doors.

## BEDROOM TWO

3.54m max x 2.74m max (11'7" max x 8'11" max)

Having ceiling light point, UPVC double glazed window, radiator and built in wardrobe with mirrored doors.

## BATHROOM

Having vinyl flooring, ceiling light point, UPVC obscured double glazed window, panelled bathtub with wall mounted showerhead, low flush WC, fully tiled walls, radiator and pedestal hand wash basin.

## OUTSIDE

Garage in separate block.

## ADDITIONAL INFORMATION

Tenure: We have been advised the property is leasehold with 130 years remaining and a service charge of £2,688 per annum.

Council Tax Band: C



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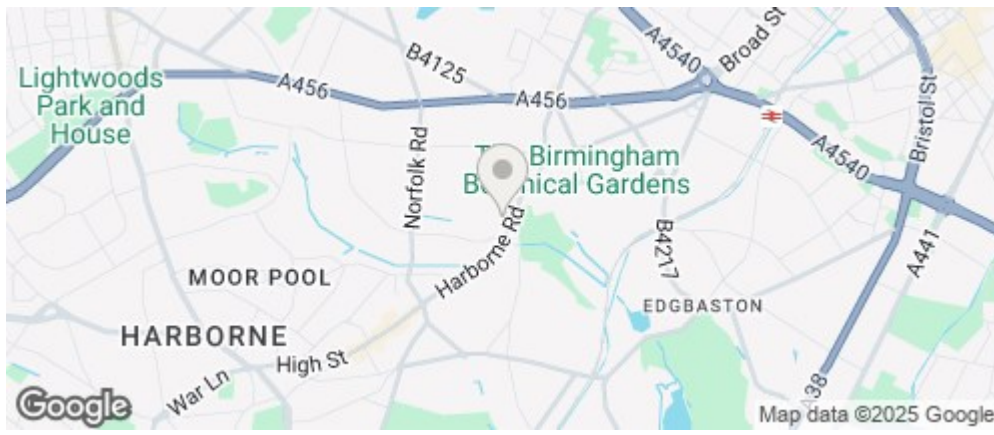




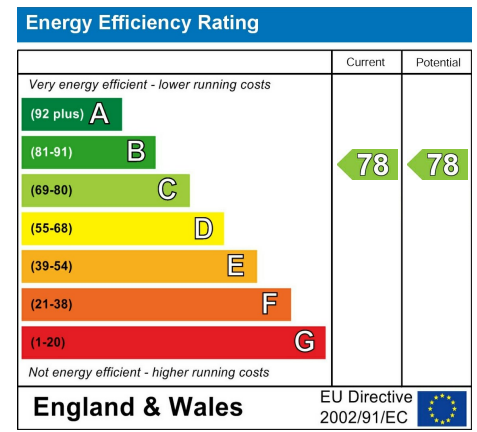
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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