



## 13 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3PP

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 13 THE REGENTS

# £530,000

EDGBASTON

A large and beautifully refurbished two bed roomed fourth floor apartment enjoying far-reaching south facing views and set within a highly regarded development in a prime residential area.

## Description

The Regents is situated on Norfolk Road close to its junction with Augustus Road. It is an exclusive development set over 5 storeys and containing just 15 large apartments, all set within smartly manicured private grounds offering residents a green and pleasant outlook and a tranquil environment in which to live.

Number 13 offers an impressive 1,430 sq ft (134 sq m) of living space and the apartment has been comprehensively refurbished by the present owner to include rewiring, re-plumbing, central heating, custom built kitchen, replacement bathrooms and full interior design-led redecoration throughout. Additionally the windows have been replaced with modern uPVC double glazed units throughout.

The apartment is approached via a recently refurbished communal reception hall with stairs and lift access to the fourth floor. A smart solid wood front door opens into the entrance hall with coat storage cupboards. To the rear of the hall towards the bedroom accommodation are two further storage cupboards, one of which doubles as a utility room with space and plumbing for a washing machine and tumble dryer.

Glazed double doors open into the kitchen/dining space which has high quality shaker style base and wall mounted units painted in two-tone grey with black granite worktops and breakfast bar and a double sized sink with flexi hose mixer tap and waste disposal unit. Integrated appliances include microwave, full height fridge, freezer, dishwasher, wine cooler, and a range style electric cooker with two large ovens and a separate grill and storage compartment plus a 6 burner gas hob.

Directly opposite the kitchen, a matching set of glazed double doors open into the superb reception room which spans almost 30 feet (9m) in width and which has two large full height windows to the south facing elevation, one of which has a glazed door opening to the balcony. There is a second entrance to the far end of this room meaning that it could easily be sub-divided to create a separate study or a third bedroom if desired.

The main bedroom is entered via a dressing area with fitted wardrobes to one wall. The bedroom itself has further extensive fitted wardrobes and two windows to the south facing elevation. The en suite shower room is off the dressing area and has large walk-in shower, WC and wash basin.

Bedroom two is a good-sized double room with fitted wardrobes and an adjacent bathroom with independent shower over bath, WC and wash basin.

## Outside

The development is set within beautifully maintained grounds with communal and visitor parking. There is a large side by side double garage in a separate block.

## General Information

**Lease and Service Charge:** The property is leasehold for a term expiring 2159. There is no ground rent. The service charge is presently £2536 per half year (£5072 per annum).

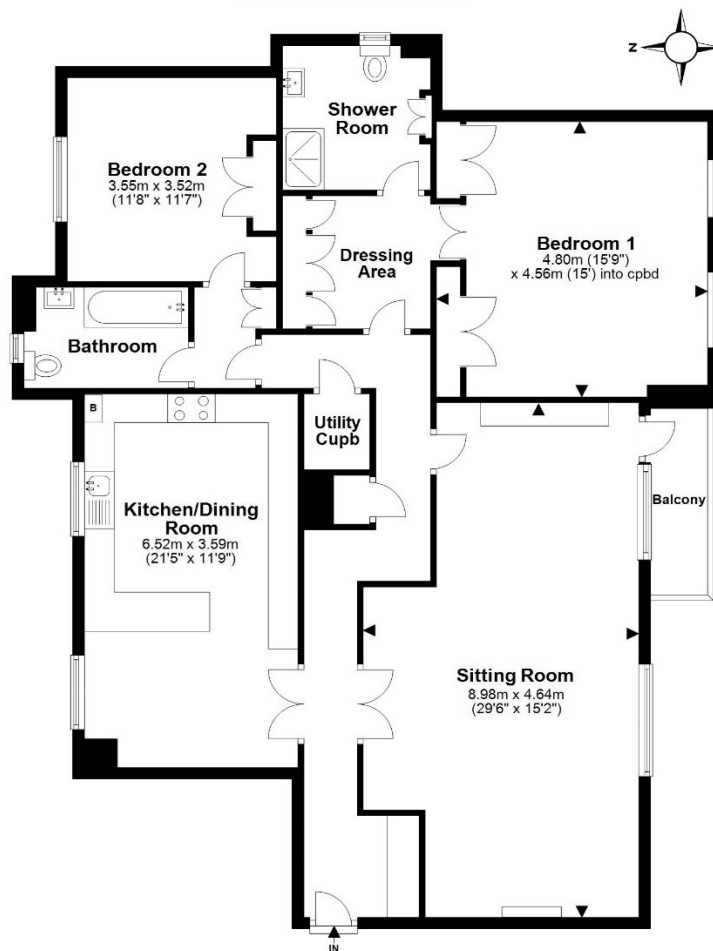
**Council Tax:** Band E

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To view this property call Robert Powell on **0121 454 6930**

**Apartment**  
Approx. 133.7 sq. metres (1439.3 sq. feet)



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
Area excludes any white filled walls  
For more information please contact the agent

**13 The Regents, Edgbaston**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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