



A10 KENILWORTH COURT

HAGLEY ROAD, EDGBASTON, BIRMINGHAM B16 9NS

Robert  Powell
RESIDENTIAL SALES & LETTINGS



A10 KENILWORTH COURT £189,950

EDGBASTON

A delightful top floor 2-bedroom mansion style apartment, offering well laid out living space extending to some 871 sq.ft.(81 sq.m.), whilst situated in this popular and conveniently placed gated development within Edgbaston.

Situation

Kenilworth Court is ideally positioned on the corner of Chad Road and the A456 Hagley Road in Edgbaston, which provides direct access to Birmingham City Centre, being only approximately 1.5 miles away, whilst the excellent recreational and leisure facilities on offer at Broad Street and Brindley place are only around a mile away. In addition, the property is conveniently placed for access to Five Ways Railway station around a mile away, and the more recently completed Midland Metro tram is nearby and enables easy access to both Broad Street and the City Centre.

Description

Kenilworth Court is set around a communal parking area and fine landscaped gardens. Accessed via electronic gates, the development is divided into one of five 1930's mansion style blocks, accessed by a secured entry system to a communal entrance hall, which still retains many original Art Deco features. There is a lift and stair access to all floors.

The well laid out living space extends in all to around 871 sq.ft. (81 sq. m.) in total and is all set upon the one level, on the top (4th) floor.

The front door leads into a generous 'L' shaped reception hall with built in cloaks and storage cupboards, which then continues directly into the excellent living/dining room (15'9" x 13'4"), with a secondary double-glazed window to the west facing front aspect overlooking the communal grounds, central fireplace with marble slips and hearth, dado rail, ceiling rose and coving.

The breakfast kitchen is fitted with a range of base and wall mounted cupboards, work surface areas, Belfast style sink unit with one and a half bowl single drainer

sink unit with mixer tap, and appliances to include an electric oven/grill, 4 ring induction hob with an extractor fan over, slimline dishwasher, and plumbing/ space for a washing machine. Separate store/boiler room, housing the gas fired Worcester central heating boiler. Door to the rear external fire escape staircase.

There are two bedrooms, bedroom 1 with a dual aspect to the south and west and a built-in wardrobe, and bedroom 2 with an easterly aspect to the rear, and having a built-in wardrobe. Both bedrooms are served by the family bathroom, with a panelled bath with handheld shower attachment over, wash hand basin and WC, heated towel rail and a fitted linen/storage cupboard.

Outside

There are delightful communal gardens, planted with many mature trees and flower beds. There is car parking for residents and visitors, and garages are usually available to rent at a monthly rate.

General Information

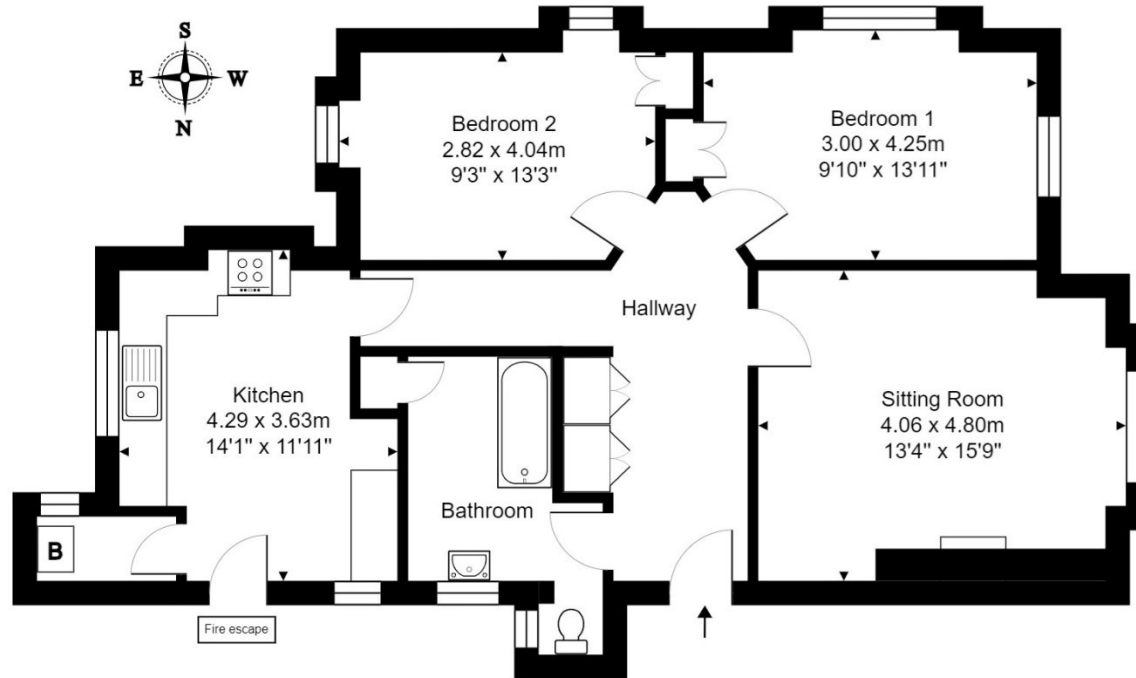
Lease and Service Charge: The property is leasehold for a term of 125 years from 1993. The vendors own a share of the freehold, which will be passed onto the new purchaser. There is a ground rent payable of circa £12.50 per annum (understood to run out in 2033). Service charge is approximately £3096 per annum, which covers garden maintenance, communal area maintenance and buildings insurance. The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band C



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

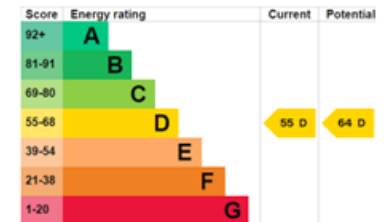
Top Floor Apartment



Total Area: approx 80.9 m² ... 871 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

A10 Kenilworth Court



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