



1 PRINCESS HOUSE

42 FARQUHAR ROAD, EDGBASTON, BIRMINGHAM, B15 3RE

Robert  Powell
RESIDENTIAL SALES & LETTINGS



1 PRINCESS HOUSE

£850,000

EDGBASTON

An exquisite ground floor apartment forming part of a small and exclusive development in a prestigious residential area and set within beautifully landscaped grounds.

Situation

Farquhar Road is generally considered to be the premier address in Edgbaston, ideally situated within an exclusive and popular area, convenient for the city centre and for local shopping in Harborne village which is just a mile away. Birmingham University, Birmingham Medical School and Dental School are nearby as is the Queen Elizabeth Hospital.

Description

The main front door of Princess House opens into a small communal hallway with a staircase rising to the upper two floors with access to the lift. Double internal doors open into a wide entrance hall with doors to all rooms. The main reception rooms have an outstanding outlook onto the wonderful communal grounds. The apartment has a deep terrace that is accessible from the drawing room and the breakfast/kitchen area. The Sitting Room is an impressive room with glazed double doors from the hall, bifold doors across the rear onto the terrace, elaborate coving, a modern fireplace with gas fire. The dining room is currently used as a third bedroom, it has a large picture window onto the terrace and gardens and enjoys a great deal of natural light.

The Breakfast/kitchen is equally impressive. It has an extensive range of expensive fitted units, both base and wall mounted in a dark grey colour with vibrant burnt orange marble work surfaces. There is inbuilt, a Fisher & Paykel fridge/freezer, double oven, microwave, dishwasher, and washing machine. A one and a half drainer sink is at one end and a large central island contains the five ring gas hob with plenty of storage beneath. At the far end are more fitted cupboards with shelving above and

fitted storage cupboards along the opposite wall. There is also tv point to the wall opposite and plenty of space for informal dining. French doors open out onto the terrace and garden. Adjoining the breakfast/kitchen area is the shower room which has been recently refurbished to the very highest standard and contains a shower cubicle, w.c. and vanity unit, elegant tiling, and mirrored wall cupboards.

The Master Bedroom has a picture window onto the front of the building. It has an extensive range of elegant, fitted wardrobes and a recently refurbished luxurious en-suite bathroom with bath, vanity unit with twin hand washbasins, w.c. and separate shower cubicle with power shower. The second bedroom is a double bedroom with fitted wardrobes. The ensuite bathroom has been recently refurbished to a high specification.

Outside

Outside are the most stunning communal gardens. To the side of Princess House is a double tandem garage, with excellent storage space and a loft which has recently been opened up to provide additional storage space. There is also plumbing here and plenty of space and electric sockets for an additional fridge/freezer etc. The front drive provides off road parking for visitors.

General Information

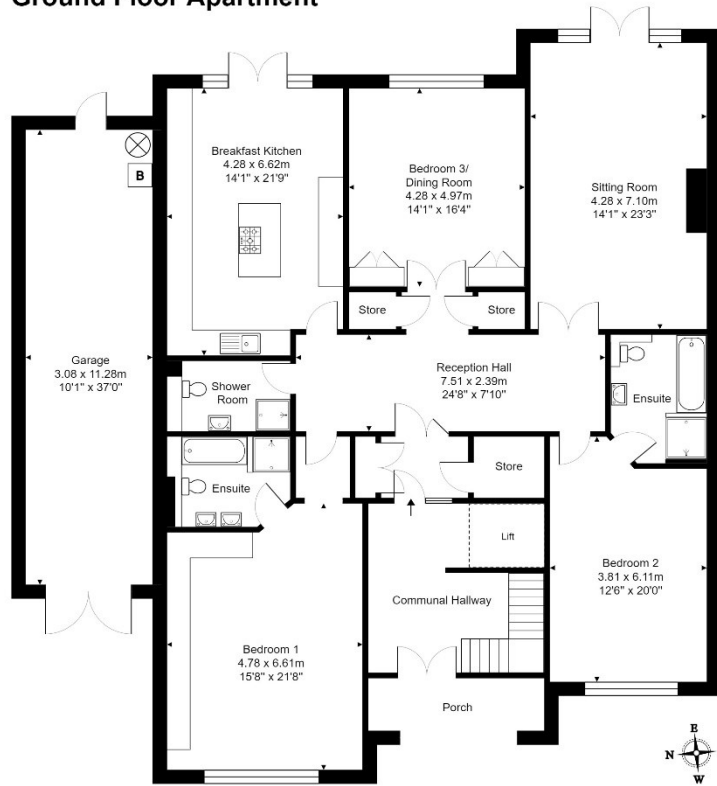
Tenure: The property is leasehold for a term of 150 years from 1st January 1998 and is subject to a service charge of £5,800 p.a. The buyer will become a member of the management committee upon completion of the purchase. There is a ground rent of £25 per annum payable.

Council Tax: Band G



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

Ground Floor Apartment



Apartment 1 Princess House, Farquhar Road, Edgbaston.

Total Area: approx 226.2 m² ... 2434 ft² (excluding communal hallway, porch)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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