



10 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3PP

Robert  Powell
RESIDENTIAL SALES & LETTINGS



10 THE REGENTS

£435,000

NORFOLK ROAD

A third floor three bed roomed apartment in prestigious development in the heart of Edgbaston and on the renowned Calthorpe Estate

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 10 is located on the third floor and offers 1,466 sq ft of neatly presented living accommodation benefiting from uPVC double glazing and gas central heating. The property would benefit from some modernisation and refurbishment but offers ideal accommodation for a downsizer or young professional couple looking for a spacious home.

The apartment is approached via a recently refurbished communal reception hall with stairs and lift access to the third floor. A smart solid wood front door opens into the entrance hall which has two useful storage cupboards and an airing cupboard. Two doors from the hall open into the fabulous living/dining room which spans almost 29 feet (8.8m) in length and enjoys fine south and west facing views over the communal grounds and beyond. A glazed door opens onto a west-facing balcony, adequately sized for a table and chairs to enjoy a drink in the evening sun.

A further door leads to the Kitchen which is fully fitted with an extensive range of units, both base and wall mounted. It has integrated dishwasher,

double oven, gas hob, sink unit beneath the window and enough space to accommodate a breakfast table. Additionally, there is a large fridge freezer and a free-standing washing machine.

The bedroom accommodation is located off the inner hall and includes a superb master suite including large double bedroom with fitted wardrobes, a walk-through dressing room with extensive fitted wardrobes and drawers, and a generous en suite bathroom with wash basin set into vanity unit, WC and panel bath. Bedroom 2 is a good-sized double room with built-in wardrobe and dressing table. Bedroom 3 has been used as a study/office for some time but would be a sizeable single bedroom and has the benefit of fitted cupboards and drawers. Bedrooms 2 and 3 are served by a well-appointed bathroom, with peach coloured suite and gold fittings.

Outside

The development is set within beautifully maintained grounds with communal and visitor parking. There is a double garage in a separate block and having electric up and over door, lighting, and power sockets.

General Information

We understand that the property has the benefit of an extended lease with 135 years remaining. There is no ground rent payable. The service charge is £2536 per half year.

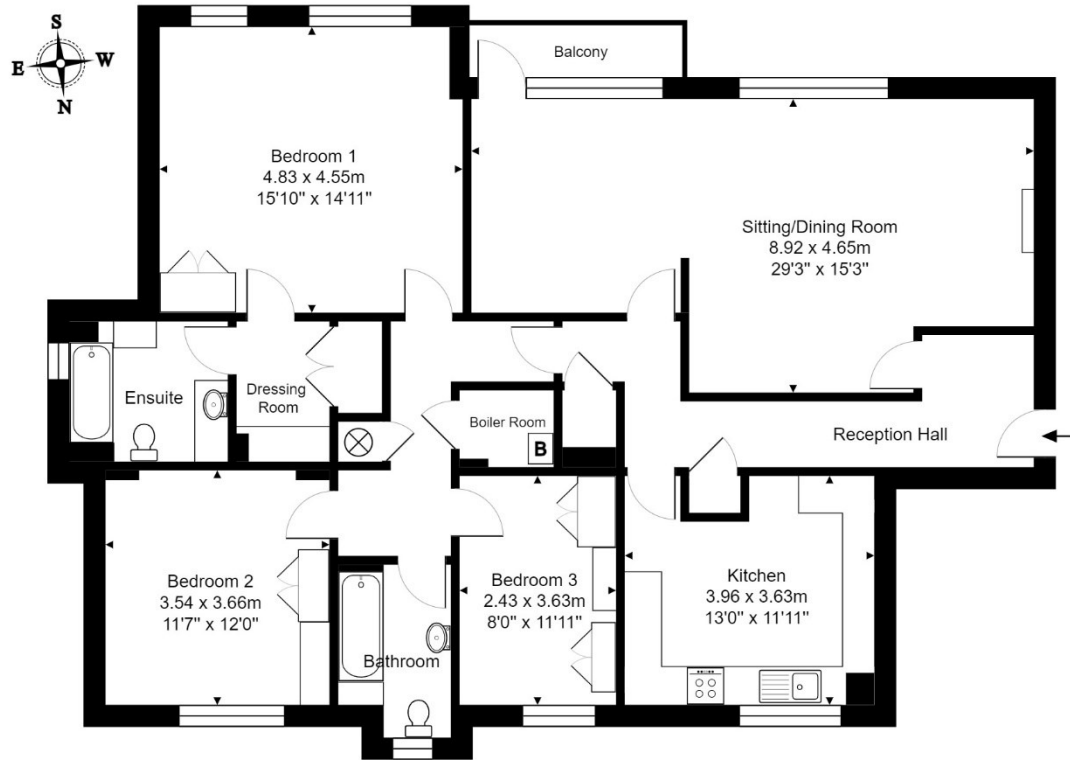
Council Tax: Band E





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

Flat 10 The Regents



Total Area: approx 136.2 m² ... 1466 ft² (excluding balcony)

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 | | 81 B |
| 69-80 | C | 77 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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