



## FLAT 1, PARK HOUSE

194 HARBORNE ROAD, EDGBASTON B15 3JJ

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# FLAT 1, PARK HOUSE £495,000

EDGBASTON

A spacious ground floor garden apartment in a small and exclusive development. Accommodation including modern kitchen, large sitting room, study/dining room/bedroom 3, master bedroom with en suite, further double bedroom and bathroom. Garage and parking.

## Description

Flat 1 Park House is a ground floor apartment with its own private garden in a development of luxury flats. The properties are set well back from the main road, with an in and out drive for access and a gate through to the communal gardens and garages at the rear. There is a lift and the carpeted common parts are very well maintained as are the grounds and the entire development generally.

The main front door opens out into a bright entrance hall with double doors through to the inner hall, and the rear door to the garden. Flat 1 is on the left.

The front door opens into a generous reception hall which gives access to all the rooms and is currently used as a dining hall.

## The Sitting Room

A charming room, bathed in natural light, it has two windows and French doors open onto the private garden. It has coving to the ceiling, ceiling light point, smart wooden flooring, elegant décor and a small modern fireplace.

## The Kitchen

This has been modernised and refurbished and is attractively presented with cream units, both base and wall-mounted, with black Vulcanstone quartz work surfaces. A breakfast bar allows for casual dining. There is a window to the side, a one and a half drainer sink, double oven, integrated dishwasher, fridge and freezer, display units for glassware and china. It has smart wooden flooring and downlights to the ceiling.

## Master Bedroom

A lovely room with large bay window onto the front drive and an extensive array of fine fitted mirrored wardrobes along one wall. There is coving to the ceiling and light points. It has a refurbished en-suite bathroom with bath, separate shower cubicle, vanity unit with

hand washbasin and low level w.c., and has elegant grey tiling with contrasting white tiles, useful tiled shelving, wall-mounted medicine cupboard and window to the side.

## Bedroom 2

Another double room onto the front with a bay window, a range of fitted wardrobes and space for a desk for anyone working from home. The guest bathroom is next door and has a white suite with bath with wall-mounted shower over, washbasin and low level w.c., and smart white tiling. Adjoining this is a cloaks cupboard and boiler cupboard/airing cupboard.

## Study/Dining Room/Bedroom 3

This room has a charming outlook onto the garden with French door onto the terrace and a window onto the garden. It was used by a former owner as a formal dining room but is now utilised as a fully-functioning study with a work station and wall mounted book shelves along one wall. It would also function perfectly well as a third bedroom and its flexibility in this regard is useful.

## Outside

The property enjoys its own attractively laid-out patio area, onto which both sets of French doors open. There are communal gardens at the front and rear, with garaging at the rear and guest parking at the front. The grounds are very well-maintained and private at the rear bordered as they are with some mature trees and shrubs.

**Tenure** - The property is held under the terms of a 125 year lease from 2000 (currently 101 years remaining) with a ground rent of £50 pa and an annual service charge which is currently £4,000 per annum (payable half-yearly).

**Council Tax** - Band G

Published September 2024

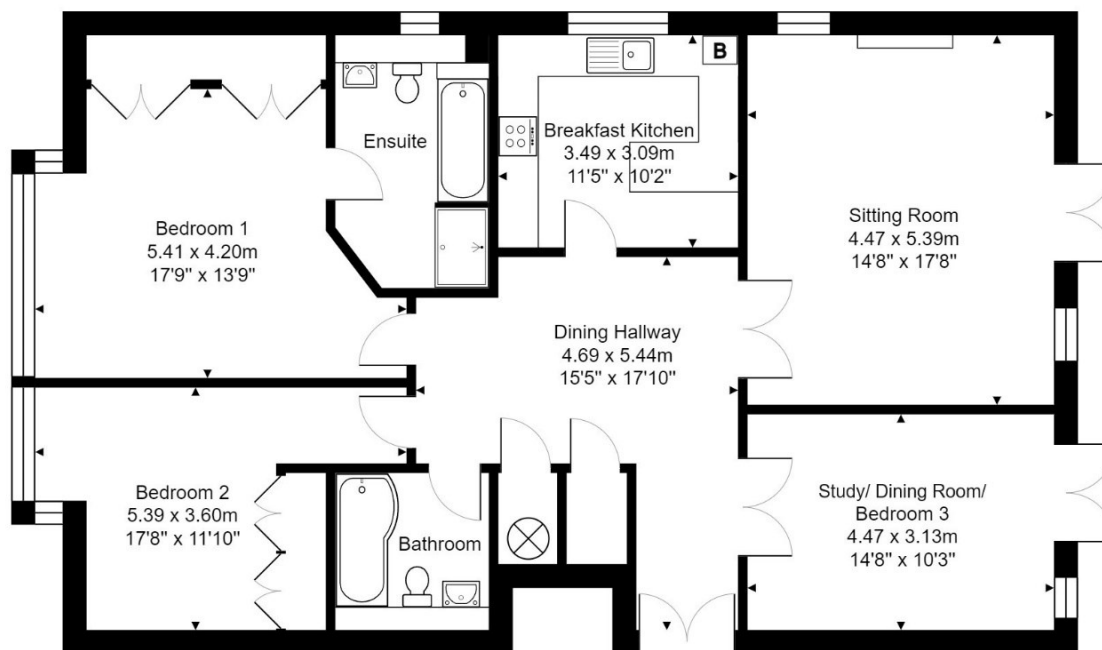


To view this property call Robert Powell on **0121 454 6930**



## Ground Floor

Area: approx 123.7 m<sup>2</sup> ... 1332 ft<sup>2</sup>



## Apartment 1 Park House, Harborne, Birmingham.

Total Area: approx 123.7 m<sup>2</sup> ... 1332 ft<sup>2</sup>

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             | 76 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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