



7 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3PP

Robert  Powell
RESIDENTIAL SALES & LETTINGS



7 THE REGENTS

£499,000

EDGBASTON

A modernised second floor 3 bedroomed apartment with double garage situated within a highly sought-after development in a prime location.

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 7 is located on the second floor and offers over 1,450 sq ft (135 sq m) of neatly presented living accommodation benefiting from uPVC double glazing and gas central heating. The apartment is approached via a recently refurbished communal reception hall with stairs and lift access to the second floor. A smart solid wood front door opens into the 'L' shaped entrance hall which has two useful storage cupboards as well as a utility cupboard with space and plumbing for a washing machine and dryer.

The fabulous living/dining room spans approximately 29 feet (8.8m) in length and enjoys fine south views over the communal grounds and beyond. A glazed door opens onto a sunny south-facing balcony, adequately sized for a table and chairs. A door off the dining area leads into the inner hallway and across into the spacious kitchen (also accessed from the entrance hall).

The kitchen is modern and sleek with white-gloss fitted base and wall units and contrasting black granite work-tops and a slate grey ceramic tiled floor. Fitted appliances include Meile four ring electric hob, DeDeitrich electric oven and grill,

Meile full height fridge and freezer, and Meile dishwasher.

The bedroom accommodation is located off the inner hall and includes a superb master suite including large double bedroom with extensive modern fitted wardrobes, and a well-appointed modern en suite bathroom with tiled floor and part tiled walls, bath, separate shower enclosure, WC and wash basin set into vanity storage unit.

Bedroom 2 is a good-sized double room, bedroom 3 would also accommodate a double bed but is presently used as a study. Bedrooms 2 and 3 are served by a smart shower room with tiled floor, part tiled walls, shower enclosure, WC, wash basin and fitted storage units.

Outside

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

General Information

Tenure: The property has the benefit of an extended lease, expiring in 2159. There is no ground rent. The service charge is presently £2,601.85 per half year (£5,203.70 per annum).

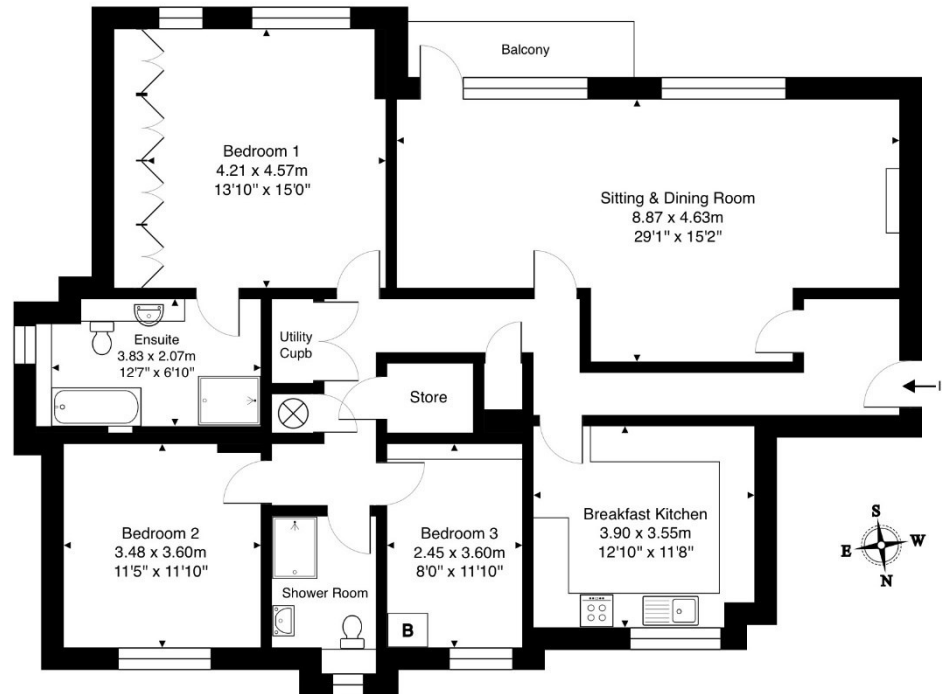
Council Tax Band: E.

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

Second Floor Apartment
Area: approx 134.8 m² ... 1451 ft²



7 The Regents, Norfolk Road, Edgbaston, Birmingham.

Total Area: approx 134.8 m² ... 1451 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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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