



20 CLAREMONT VIEW

6 NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3BA

Robert  Powell
RESIDENTIAL SALES & LETTINGS



20 CLAREMONT VIEW £349,950

EDGBASTON

A spacious second floor two bedroom and two bathroom apartment within a newly built high specification development situated in prime Edgbaston. 2 allocated parking spaces with EV charger.

Situation

Norfolk Road is located within the prime residential area of Edgbaston, some two and a half miles to the west of Birmingham City Centre. Harborne's bustling High Street is approximately a mile away and offers an array of local shops, supermarkets, coffee shops, pubs and restaurants.

Description

20 Claremont View forms part of the highly successful 'Beaumont' development by renowned developer, Spitfire Homes. Set in the grounds of a handsome Italianate style villa dating from the late 1800's, Claremont View is a newly built four storey block containing 26 luxury apartments. Number 20 is located on the second floor, accessed via a communal entrance hall with lift access.

The apartment is finished to an excellent standard with high specification finishes and features throughout including an individually designed bespoke kitchen, Villeroy & Boch sanitaryware in the bathrooms, bespoke fitted wardrobes in the bedrooms, contemporary black nickel switches and sockets, stylish five panel internal doors with polished chrome door furniture, under floor heating throughout.

Accommodation

The property is entered via a spacious entrance hall with ceramic tiled floor, touch screen video entry system, two large storage cupboards with hanging rails. The open-plan kitchen/living space is generously proportioned and has ceramic tiled

flooring, bespoke fitted kitchen with dark Teal coloured base and wall units and contrasting Quartz worktops. Integrated appliances include fridge/freezer, slimline dishwasher, washer/dryer, 4 ring gas hob, electric oven and combination microwave oven. There is a living area, ample space for a dining table, and a door opening onto the balcony.

Both bedrooms are good-sized double rooms, with the main bedroom having fitted wardrobes with mirrored sliding doors, and a stylish en suite shower room with ceramic tiled floor and walls, oversized shower enclosure, WC, wash basin, large mirrored medicine cabinet, chrome heated towel radiator. The second bedroom is served by a separate bathroom, having ceramic tiled floor and walls, bath with shower over, WC, wash basin, large mirrored medicine cabinet, chrome heated towel radiator.

General Information

Car Parking: There are two allocated parking spaces with an electric car charger.

Builders' Warranty: Balance of 10 year NHBC warranty.

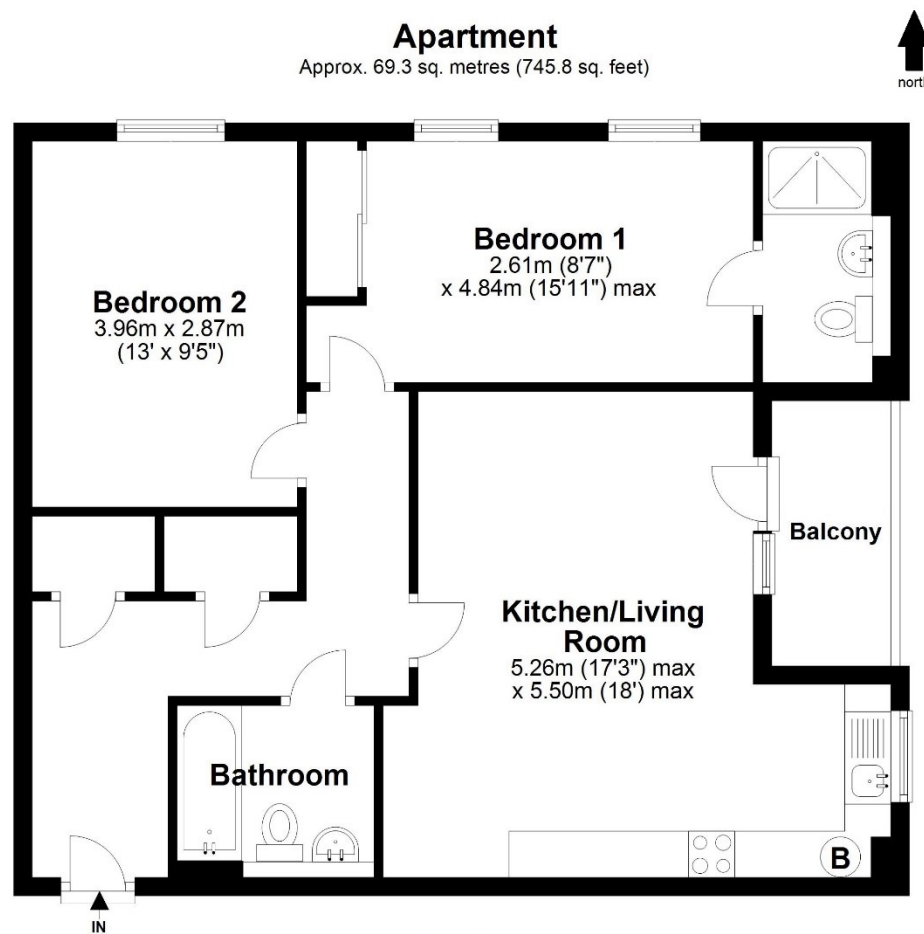
Lease and Service Charge: Lease term of 999 years from 1st January 2022. Service charge currently £1,848.70 per annum. Calthorpe Estate Scheme Charge approximately £70 per annum.

Council Tax: Band C.

Published September 2025



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



Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent
Plan produced using PlanUp.

Apartment 20 Claremont View in Edgbaston

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

