



23 PETERSHAM PLACE

RICHMOND HILL ROAD, EDGBASTON, BIRMINGHAM B15 3RY

Robert  Powell
RESIDENTIAL SALES & LETTINGS



23 PETERSHAM PLACE

£750,000

EDGBASTON

An immaculate top (third) floor apartment located within this iconic private development in the heart of Edgbaston. This three-bedroomed apartment provides some 1750 square feet of internal accommodation surrounded by beautifully landscaped grounds. It has a large double garage and an extended lease.

Situation

Petersham Place is superbly located within a premier area of Edgbaston. Residents in the area will find a host of locations for local amenities in close proximity and easily accessible, including Harborne High Street with its high-end shops and supermarkets, award winning eateries and café culture and Birmingham City Centre being less than three miles distant. The Queen Elizabeth Hospital is conveniently located less than a mile away. In addition, the newly created Edgbaston Village on the Calthorpe Estate has provided a range of excellent bistros, new businesses, and high end retailers into the local vicinity.

Description

Petersham Place is a securely gated development which provides two apartment blocks within private communal grounds. The property is situated on the third floor and is accessible by a lift and staircase. Providing gas central heating and double glazing throughout, the property provides an impressive 1750 sq ft of beautifully presented accommodation.

Entrance Reception having a front door leading into a welcoming entrance hall with double glazed window to the side elevation, oak parquet flooring, gas central heating radiator, video intercom system and doors leading into further accommodation.

Dining Room accessed via double doors, with central ceiling light point, doors into the kitchen and master suite and archway into the drawing room.

Drawing Room being impressive in its size and the amount of natural light it enjoys through the south-facing picture window and two sets of double sliding doors on to the west facing balcony. It has an elegant fireplace with feature electric fire, wall light points and coving to the ceiling.

Kitchen fully re-fitted with a range of base and wall mounted units with continuous dark grey work surfaces, inset one and a half sink with drainer, two integrated ovens,

induction hob, dishwasher, and integrated fridge-freezer. At the far end is a door onto the balcony, where there is space for outside furniture.

Inner Hallway providing access to the master suite, it has three lots of fitted cupboards, one containing a recently installed new boiler, one with plumbing for washing machine and tumble dryer the other for storage.

Master Bedroom which is a lovely light room with picture window onto the other block, a range of newly fitted wardrobes along one wall, coving to the ceiling and ceiling light fitting. A door leads in to the new en-suite shower room, with window to the side, shower unit, w.c. and hand washbasin with neutral coloured tiling to the walls.

Bedroom 2 being double room with large walk in wardrobe, window onto the side and coving to the ceiling.

Bathroom having been recently totally refurbished with bath, WC, vanity unit and shower unit, tiled walls and flooring and window onto the side.

Bedroom 3 situated off the main reception hall and having a picture window onto the playing fields and is currently used as an office/study, some other owners have this room as a small sitting room/TV room.

Outside

The development is set within well-maintained communal grounds. There is communal and visitor parking and an allocated double garage.

Lease and Service Charge

The apartment is held under the terms of a lease which extends until 2161. We understand that the service charge is currently £2,550.92 per half year with a peppercorn ground rent.

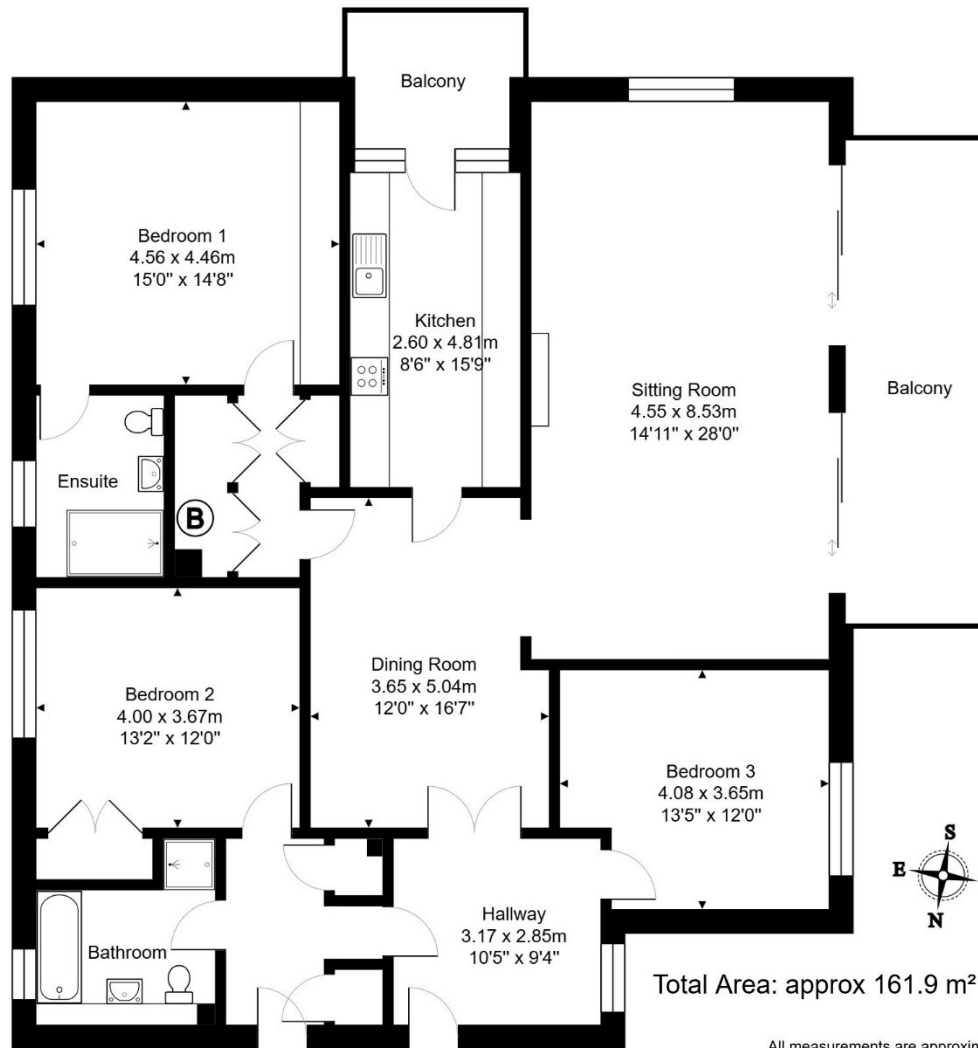
Council Tax Band G

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

Area: approx 161.9 m² ... 1743 ft²



Total Area: approx 161.9 m² ... 1743 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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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