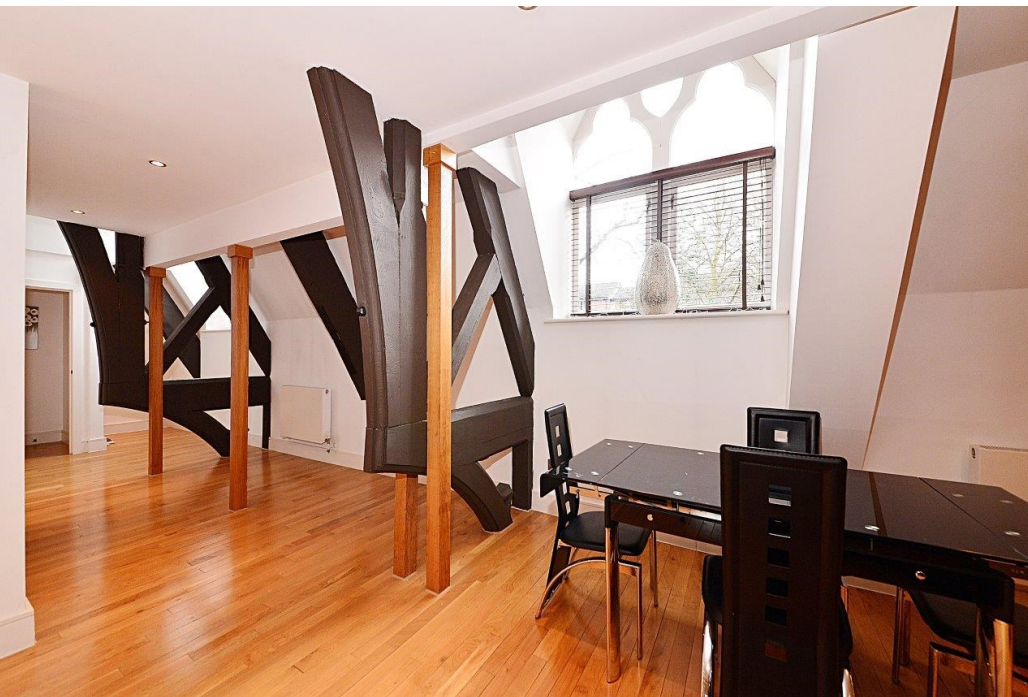




## APT 9 ST JAMES CHURCH

25 CHARLOTTE ROAD, EDGBASTON, B15 2NU

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# APT 9 ST JAMES CHURCH £325,000

EDGBASTON

A unique and very well-presented duplex two bedroom apartment set within a gated development forming part of a converted Gothic Church built in 1852. This spacious and versatile property extends to over 1464 Sq. Ft and benefits from a secure allocated parking space. The property is also sold with no onward chain.

## DESCRIPTION

The property is approached via secure gates to the grounds with a pathway to the rear communal entrance doors with hallway, stairs and lift. Apt 9 is situated on the second floor and entered through a handsome wooden front door.

**Reception Lobby** with door through to the **Reception Hallway** having impressive exposed beams, security video telephone, cloaks/storage cupboard, down lighting, oak flooring, cupboard housing the hot water cylinder.

**Large Open-Plan Living/Dining Kitchen** having substantial wall and ceiling beams, original arched Gothic window, oak wooden flooring throughout, central heating radiators and under stairs study recess.

**Kitchen Area** expensively fitted in a range of off white base and wall units with continuous granite work surface over incorporating inset one and half stainless steel sink with mixer tap, AEG four ring ceramic hob with electric oven beneath and extractor over. Integrated washer/dryer, dishwasher, fridge and freezer, complementary ceramic tiling to the walls, extractor fan, specialist Karndean flooring.

Cloakroom having modern suite in white comprising wall mounted wash hand basin with mixer tap, low level W.C., complementary mosaic style tiling to splash prone areas. Karndean flooring and central heating radiator.

An attractive oak open staircase leads to **Landing** with wooden flooring and doors off to **Master**

**Bedroom** having feature windows overlooking grounds, superb exposed beams, built in wardrobe, central heating radiators, **mezzanine storage areas**, intercommunicating door to bedroom two, fire door and door off to the **En Suite Shower Room** having down lighting, separate tiled shower cubicle, power shower, close coupled W.C., wash hand basin with mixer tap, mosaic style tiling to walls, Karndean tiled flooring, extractor fan and central heating radiator.

**Bedroom Two** having feature Gothic style window substantial beams, central heating radiator.

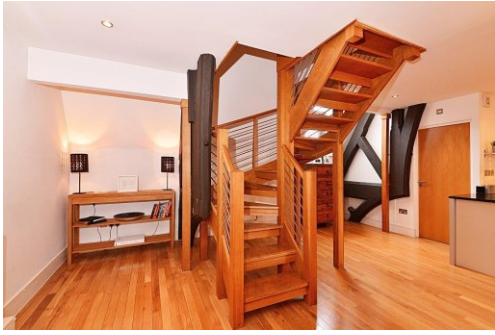
**Main Bathroom** with mosaic style tiling and having white suite comprising wall mounted wash hand basin with mixer tap, close coupled W.C., panelled bath with shower fitment and mixer tap, shaver point, Karndean flooring and vertical combined central heating radiator/towel rail, bathroom accessories.

## OUTSIDE

St James Church is surrounded by well-maintained lawned areas. The grounds are surrounded by security gating and apartment 9 has an **allocated car parking space** in the gated parking area off Elvetham Road.

## Tenure

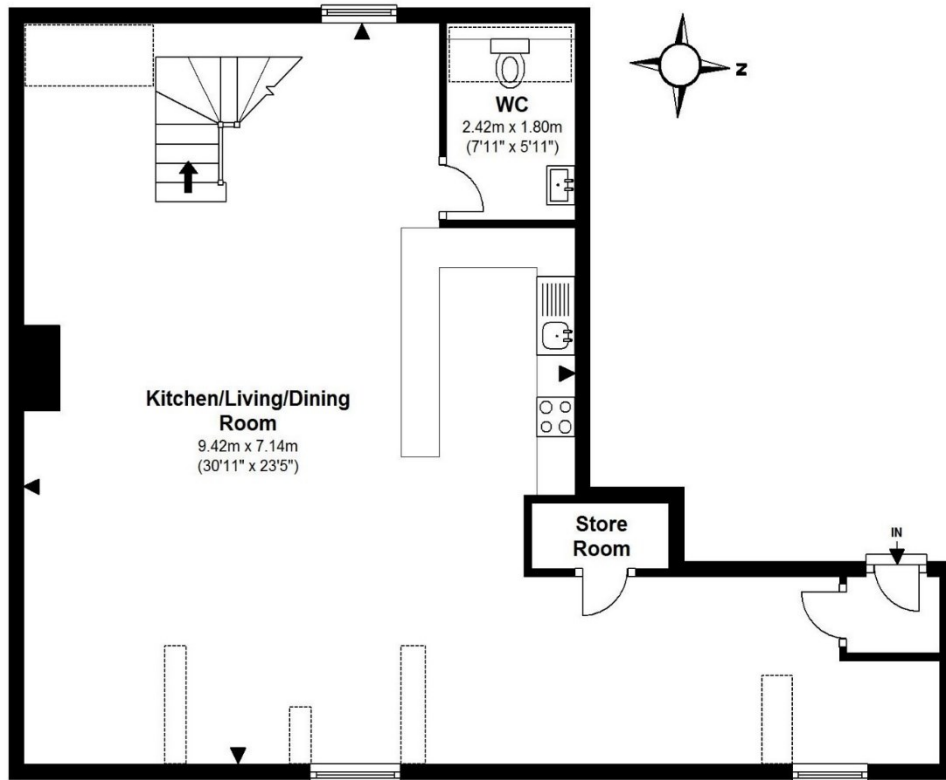
The property is Leasehold for a term of 125 years from 2004 but with each owner having a one twelfth share of the freehold. There is no ground rent and the service charge payable is currently £1539.69 per quarter.



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

## Lower Floor

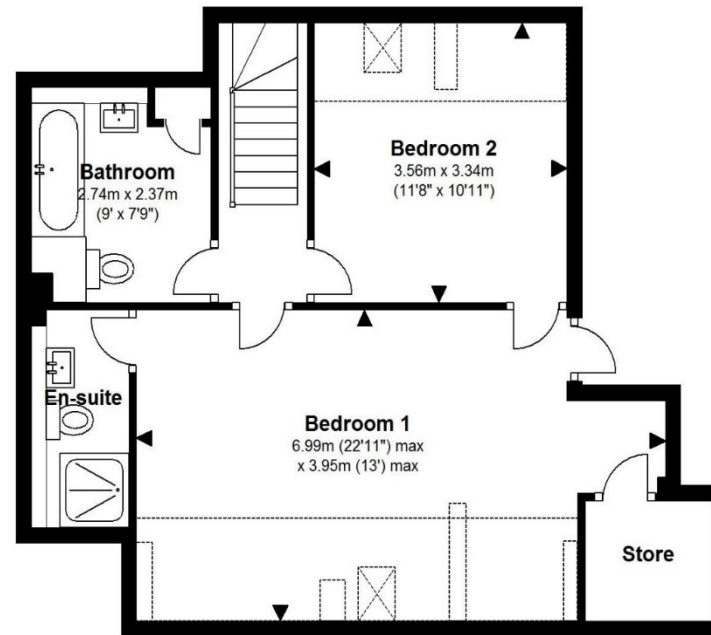
Approx. 81.2 sq. metres (873.9 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

## Upper Floor

Approx. 54.8 sq. metres (590.4 sq. feet)



For illustrative purposes only. Not to scale. Measurements are approximate.  
Please check all information before making any decisions.  
This Floor Plan was produced by Daniel Raine Ltd.  
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