



## 5 South Drive

Edgbaston, Birmingham, B5 7RU

Offers Over £325,000



**\*\*SUPERB THREE BEDROOM TOWNHOUSE LOCATED IN THIS PRIVATE GATED DEVELOPMENT IN A PRIME LOCATION IN EDGBASTON!!\*\*** A well presented three bedroom townhouse which perfectly located in this well-maintained gated development to offer excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. In brief the spacious and flexible accommodation consists of: a fore garden, entrance vestibule, entrance hallway, downstairs utility room, integral garage, outer lobby area and rear garden opening out onto the beautiful communal grounds. To the first floor there is a fitted kitchen, guest WC and a bright and airy lounge/dining with leafy views. A further staircase then gives rise to the top floor with three bedrooms and a family bathroom. EPC (Energy Performance Certificate) C. To book your viewing of this lovely home please call our Moseley office.



### Approach

The property is approached via a communal driveway with paved pathway with entrance to garage and a UPVC opaque door opening into:

### Porch

With tiled flooring, single glazed windows and an accompanying door opening into:

### Hallway

With tiling to flooring, central heating radiator, stairs giving rise to the first floor accommodation, single glazed door opening into inner lobby area and door opening into:

### Utility

10'1" x 8'4" (3.09 x 2.55)

With continued tiling to flooring, Belfast sink with two taps over, double glazed window overlooking the rear garden, space for washing machine and tumble dryer, storage cupboard providing useful storage and Intergas combination boiler.

### Inner Lobby Area

With two further storage cupboards providing useful storage, wooden door with an accompanying opaque window leading to rear garden access.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with central heating radiator, ceiling light point, stairs giving rise too the top floor accommodation and doors opening into:

### Kitchen

10'2" x 9'9" (3.10 x 2.99)

With wall and base units with wooden effect work surface incorporating two sinks and half bowl with mixer taps over, integral 'Limona' electric hob and extractor over and built-in 'Lamona' cooker, integrated 'Zanussi' dishwasher, laminate to flooring, 'Smith's' Ecovector High Level Fan Convector, space for fridge freezer, ceiling light point and double glazed window overlooking the rear aspect.

### Living Room

9'11" min x 14'6" max x 10'2" min x 17'0" max (3.03 min x 4.44 max x 3.12 min x 5.19 max)

With wooden laminate effect to flooring, ceiling light point, ceiling spotlights, triple glazed window overlooking the front aspect and two central heating radiators.

### Separate WC

2'7" x 6'5" (0.79 x 1.97)

With tiled flooring, tiling to walls, central heating radiator, ceiling light point, double glazed opaque window to the rear aspect, low flush WC and sink in vanity unit with mixer tap over.

### Second Floor Accommodation

From the first floor landing stairs gives rise to the second floor landing with loft access point, door opening into storage cupboard providing useful storage and doors opening into:

### Loft

With pull down ladder, being boarded and with a Velux window.

### Bedroom One

14'5" x 10'2" (4.40 x 3.10)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

### Bedroom Two

10'2" x 8'4" (3.10 x 2.56)

With built-in wardrobe providing useful storage, central heating radiator, ceiling light point and double glazed window to the rear aspect.

### Bedroom Three

7'3" x 9'11" (2.21 x 3.04)

With central heating radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

5'4" x 6'3" (1.63 x 1.93)

With tiled flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap and Triton shower over, tiling surround, central heating radiator, double glazed opaque window to the rear aspect, ceiling light point and ceiling extractor fan.

### Garden

The rear garden is accessed via the outer lobby area and offers a mature lawn being bordered by mature hedgerows and shrubs and also inset tree and opens out onto the communal areas and gardens in the development.

### Communal Grounds

The communal grounds are beautifully manicured and kept with an abundance of mature trees, flowers and shrubs and the development also benefits from secure access gates off Pershore road.

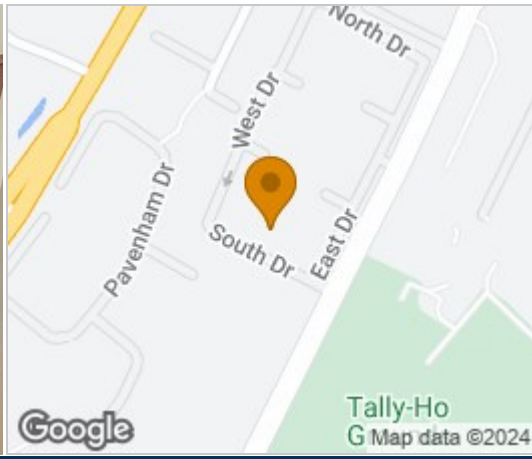
### Communal Service Charges

We have been informed by our vendors the communal grounds service charges are approx £683.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 5 South Drive Edgbaston, Birmingham, B5 7RU is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





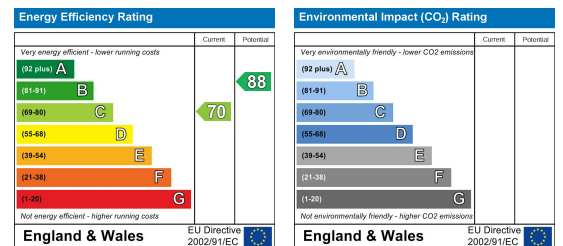
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.