



23, High Point Richmond Hill Road, Edgbaston, B15 3RU
Offers in the region of £230,000

MCHUGO
HOMES



Discover urban elegance in Edgbaston's prestigious Richmond Hill Road with this spacious two bedroom apartment complete with private balcony and garage en bloc. Enjoy modern comfort, living room with separate kitchen, double bedrooms, and convenient amenities at High Point.

PROPERTY

Elevate your lifestyle with this impeccably presented two-bedroom first-floor apartment, situated within the prestigious enclave of Richmond Hill Road in Edgbaston. Set within the sought-after High Point development, this residence offers a harmonious blend of convenient living and timeless sophistication.

Upon entry, you're greeted by an inviting entrance hallway that sets the tone for the expansive living spaces that await. The spacious living/dining room provides the perfect backdrop for both relaxation and entertainment, with ample natural light filtering in through the double-glazed windows and access to a private balcony. The separate kitchen features modern appliances and ample storage space for culinary endeavors.

Two generously sized double bedrooms offer comfort and privacy, each boasting fitted wardrobes to maximize storage efficiency. The bathroom provides a tranquil retreat, complete with bath and separate shower fixtures making for a soothing ambiance. Additional features include electric storage heating for efficient warmth, double glazing (where specified), and a secure intercom system for peace of mind.

The luxury of a garage en bloc provides convenient parking, complemented by communal parking spaces for residents and guests alike. Outside, the well-maintained grounds offer a serene escape, perfect for leisurely strolls or enjoying the outdoors.

From its prime location to its luxurious amenities, High Point sets the standard for modern urban living in Edgbaston ideal for a pied a terre, first home or indeed those wanting to downsize for convenient living.

AREA

High Point is situated on Richmond Hill Road in one of the areas most sought after and premier avenues, offering a central Edgbaston location, within the prestigious Calthorpe Estate—an urban conservation area committed to preserving the quality and original character of the area.

The property is within a short walk to both the boutiques of Edgbaston Village and the amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, whilst very accessible to A38 links to Birmingham city centre and to M6 motorway and Birmingham International Airport beyond.

Excellent primary secondary and prep schools are very close by such as the popular Blue Coat school, but also near to Chad Vale Primary school, Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, and St George's Schools.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club—host to prestigious tennis events plus Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments and Cannon Hill Park beyond. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk, as is the Harborne walkway.

APPROACH

Secure entry system, accessed by stairs to first floor







ENTRANCE HALLWAY

Phone Intercom system, electric storage heater, mirror fronted storage housing fuse boards, ceiling flush light.

KITCHEN

Double glazed window with front garden aspect, range of wall and base mounted units, electric four ring hob, with 'Zanussi' oven below, plus extractor fan above, tiled into flashback areas, power points, roll work top surfaces with stainless steel sink inset with draining area and mixer tap above, plumbing for washing machine, space for fridge and freezer, ceiling light point with four spots tracker.

LIVING/DINING ROOM

Carpeted, power points, electric storage heater, two ceiling light points, coving to ceiling, TV point, double glazed window with private rear aspect and access to balcony.

BALCONY

Private balcony spanning width of living area, offering garden views.

INNER HALLWAY

Ceiling light point, electric storage heater, carpeted, access to storage housing water cylinder/airing cupboard area.

BEDROOM ONE

Two mirror fronted wardrobes, carpeted, double glazed window with rear aspect, electric storage heater, ceiling light point.

BEDROOM TWO

Front facing double glazed window, laminate flooring, electric storage heater, telephone point, power points, mirror fronted wardrobe, ceiling flush light.

BATHROOM

Shower cubicle, suite of bath, pedestal sink and low level WC, double glazed window, tiling.

DEVELOPMENT

Communal well maintained grounds, communal parking, plus private garage en bloc.

TENURE: LEASEHOLD

LENGTH OF LEASE: until 2149

SERVICE CHARGES: £2,017.16 reviewed annually

GROUND RENT: N/A

COUNCIL TAX BAND: C

EPC: TBC

BROADBAND: Ofcom reports Networks in your area - Virgin and Openreach, Superfast Fibre Broadband/Fibre to the Cabinet (FTTC) available

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



