



Apartment 3, St Helier House,  
Edgbaston, Birmingham, B16 9NG

Stylish First-Floor Apartment in a Prime Location



Price  
**£155,000**

**Thistle**  
estates



### PROPERTY OVERVIEW:

A beautifully presented first-floor apartment in the heart of Edgbaston, combining retro charm with modern comforts. The spacious lounge features a large double-glazed window and a private walk-on balcony, while the stylish fitted kitchen includes gloss units, an integrated gas hob/oven, and ample storage. Two generously sized bedrooms offer versatility, with the master benefiting from built-in storage. The contemporary, fully tiled bathroom boasts a bathtub, electric shower, and heated towel rail. Additional conveniences include secure intercom entry, lift access, landscaped communal gardens, and on-site parking.

### Location

Set within a sought-after development, this apartment is ideally located in Edgbaston, a vibrant and well-connected area known for its mix of historic charm and modern amenities. Residents enjoy a peaceful setting while being just moments from Birmingham's bustling city centre, Edgbaston Village, and popular green spaces such as the Botanical Gardens and Cannon Hill Park.

### Transport Links

The property offers excellent transport connections, with regular bus routes providing quick access to Birmingham city centre. Five Ways railway station is nearby, offering fast links to key destinations. For drivers, the A456 Hagley Road connects easily to the M5 and M6 motorways, making commuting simple and convenient.

### Schools & Shopping

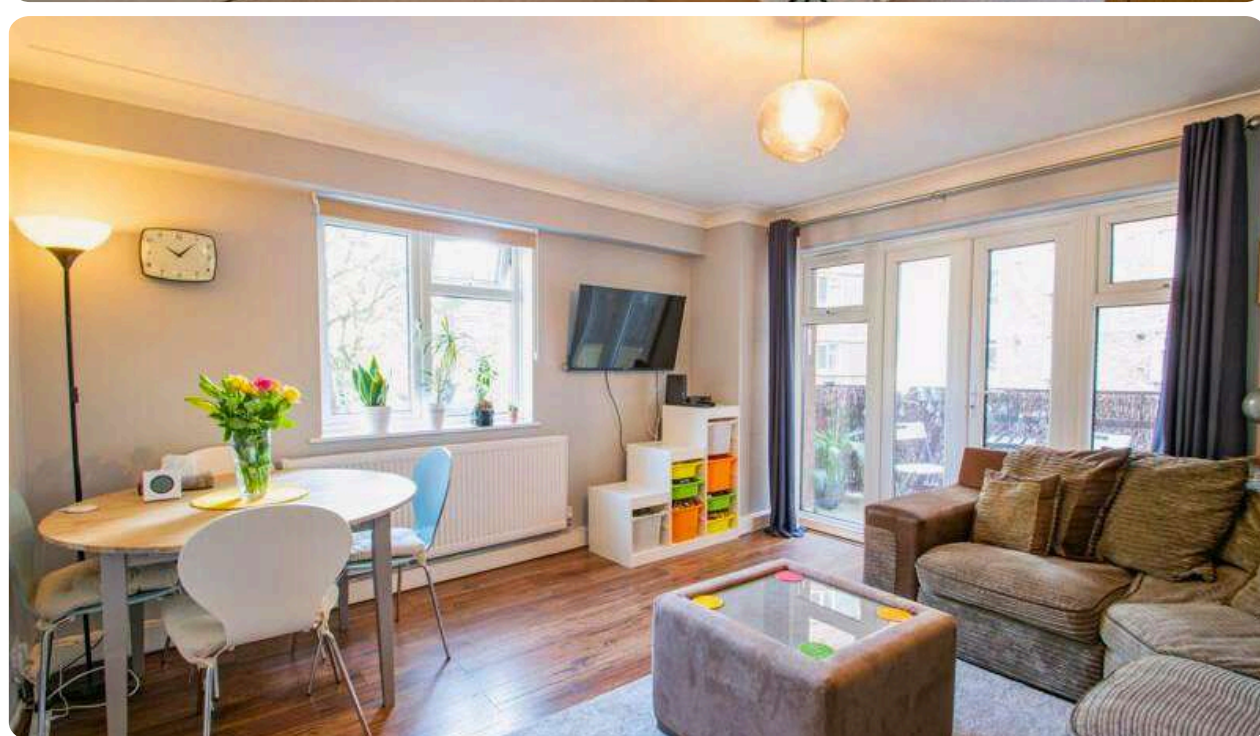
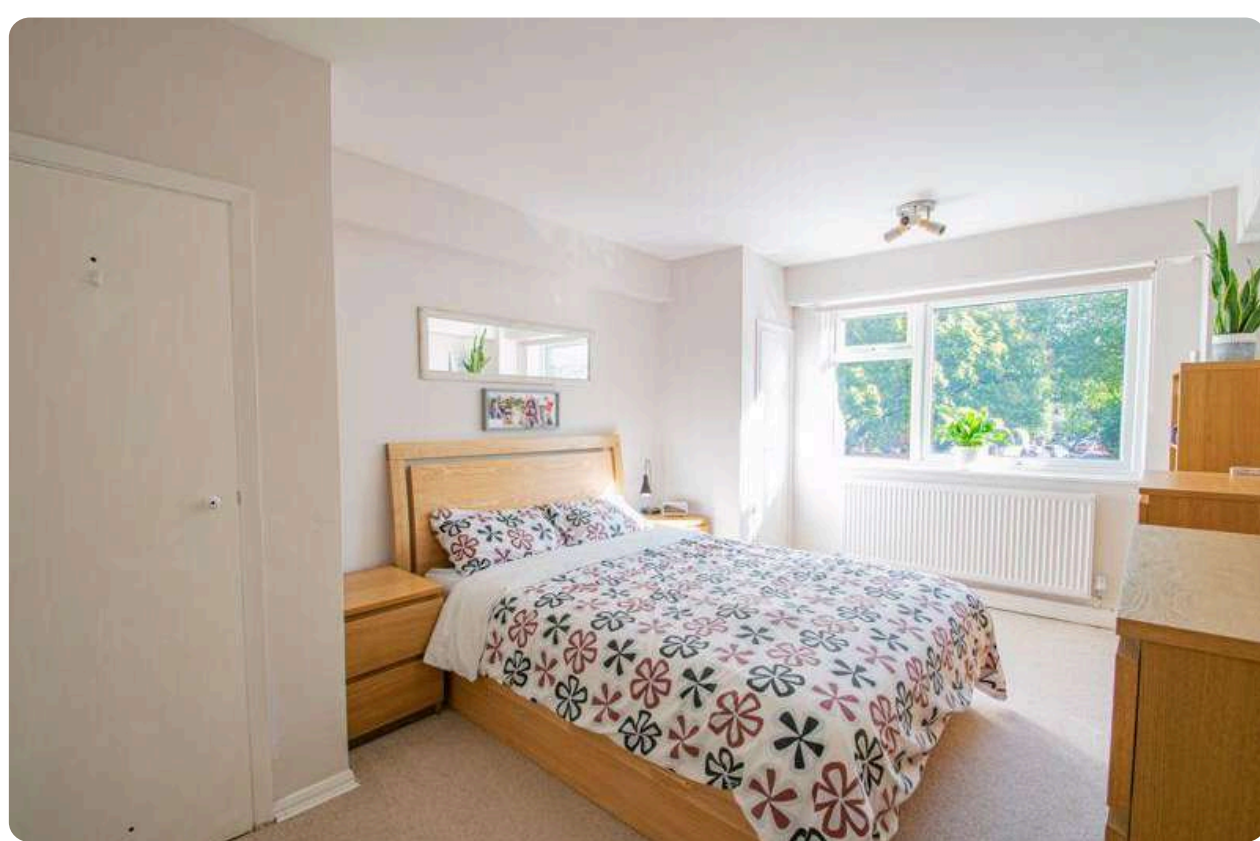
Surrounded by top-rated schools, including the University of Birmingham and outstanding primary and secondary options, the apartment is ideal for families and professionals alike. Shopping and dining options are plentiful, with Edgbaston Village offering independent cafés and fine dining, while Birmingham city centre, The Bullring, and Grand Central provide a vast array of high-street and luxury retailers.

### KEY FEATURES:

- Stylish First-Floor Apartment – Well-presented with a charming retro design.
- Spacious Lounge – Large double-glazed window, private walk-on balcony, and wood-effect laminate flooring.
- Modern Fitted Kitchen – Gloss units, integrated gas hob/oven, pantry, and space for appliances.
- Two Generous Bedrooms – Master with built-in storage, second bedroom ideal as a guest room or office.
- Contemporary Bathroom – Fully tiled with a bathtub, electric shower, and heated towel rail.
- Secure & Convenient – Intercom entry, lift access, communal gardens, and on-site parking.
- Prime Location – Easy access to transport links, shopping, dining, parks, and top schools.









**Measurements:**

**Lounge/ Diner**  
(4.45m x 3.80m)

**Kitchen**  
(2.47m x 2.50m)

**Bedroom One**  
(4.60m x 3.16m)

**Bedroom Two**  
(3.42m x 3.12m)

**Bathroom**  
(2.4m x 1.93m)

**NOTE :** Please note that this plan has been drawn for illustrative and identification purposes only.



#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

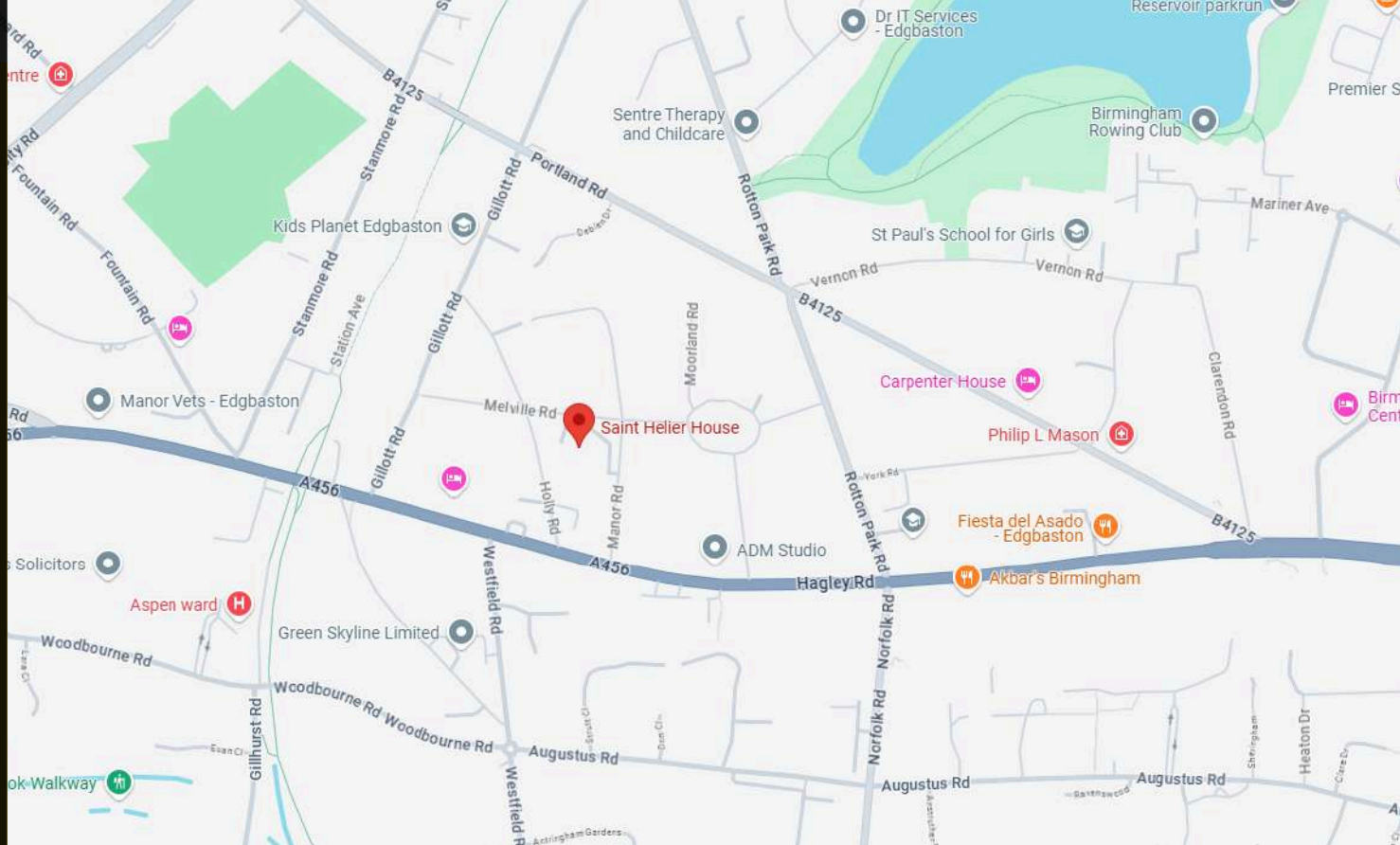
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure:

Leasehold (96 Years Left)

#### Size:

Total Area  
(Approx) 64.9 Sq. Meters

#### Services:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Birmingham City Council

#### Council Tax Band:

B

#### Service Charge:

£1,200 (Approx)

#### Ground Rent:

£10