

## 9 Phoenix Court West Drive, Edgbaston. B5 7RT



## Offers in the Region Of £114,950

- Refurbished First Floor Flat in Gated Development
- Double Bedroom with Balcony
- EPC Rating D Council Tax Band A
- Double Glazing and Electric Heaters
- Living Room plus Re-Fitted Kitchen
- Garage En-Block

### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

### Partners:

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
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John Day FRICS FNAVA  
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### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies  
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Kenneth F Davis FRICS



A Superb first floor flat within a desirable gated development known as the 'Priory Estate' in Edgbaston, built in the 1950's with a nod to 1930's design, this apartment has accommodation comprising; hallway, living room, re-fitted kitchen, re-fitted bathroom with shower and double bedroom with balcony. The property also boasts electric heating and double glazing, plus a garage, and an extended lease of over 122 years as well as with secure communal entrance with lift and well-maintained communal gardens. Viewings are VITAL to appreciate quality of accommodation and location on offer. EPC Rating: D Council Tax Band A. Book your viewing by calling us on 0121 247 2299. For more information, please visit our website, [cottons.co.uk](http://cottons.co.uk).

## ACCOMMODATION

### Approach

Located on the first floor with wooden entry door leading into...

### Entrance Hallway

With airing cupboard accommodating hot water tank, consumer unit and doors leading into the following accommodation;

### Living Room 12' 4" x 9' 11" (3.76m x 3.02m)

With wrought iron railings and attractive views of the estate.

### Bedroom 12' 2" x 7' 8" (3.72m x 2.34m)

With wall mounted electric heater and uPVC double glazed french doors providing both access and views to...

### Balcony

With wrought iron railings and attractive views of the estate.

### Re-Fitted Kitchen 9' 0" x 5' 11" (2.75m x 1.8m)

With matching re-fitted grey gloss wall and base units incorporating roll top work surface, stainless steel sink and drainer with chrome effect mixer tap over, Neue electric oven with Zanussi four hobs and filter chimney style cooker hood over, tiling to splash back areas, wall mounted extractor and uPVC double glazed window to side aspect.

### Bathroom 5' 9" x 8' 11" (1.76m x 2.71m)

With tiling to floor, white suite incorporating W.C, wash basin on pedestal, panelled bath with electric shower over, tiling to all relevant splash back areas, wall mounted electric heater and obscured uPVC double glazed window to side.



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**Floor Plan**  
For illustrative purposes only, not to scale.

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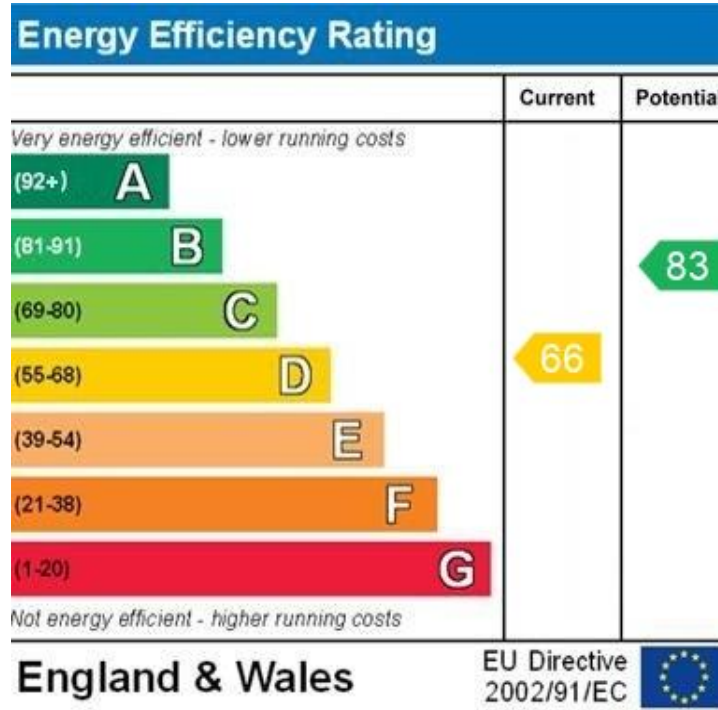
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## Property Tenure

Leasehold Exp. 22 March 2147.

## Council Tax Band

A

## EPC Rating

D

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