



## Hagley Road, Edgbaston, Birmingham, B16 9LG

- Spacious Mansion Style Apartment
- Retained Original Features Including Parquet Flooring
- Lift Access
- No Upward Chain
- Two Double Bedrooms
- Communal Gardens and Off-Street Parking
- Excellent Transport Links into Birmingham City Centre
- EPC Rating - D

**£199,950**





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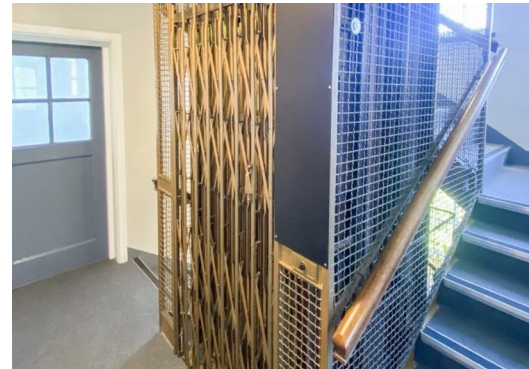
## DESCRIPTION

A very well proportioned second floor mansion style apartment conveniently located in Edgbaston. This two-bedroom apartment has numerous traditional features and is available with no upward chain.

Westfield Hall is set within meticulously well maintained grounds that also offer communal residents parking. The property is leasehold, the service charge includes all heating and hot water costs which is supplied via a communal boiler and heating system.

The property is approached via a secure communal entrance that is well maintained and decorated and provides lift access to the second floor. When entering the property the herringbone pattern parquet flooring is one of many features that catch your attention. The centre hallway provides access the separate w.c, main bathroom with shower, kitchen, living room, storage cupboard and both double bedrooms. A utility room is access via the kitchen. The apartment features abundant storage throughout.

The property is located in a quiet and leafy neighbourhood, providing frequent and convenient access into Birmingham City Centre. The property is also ideally located for QE Medical Complex, Harborne and Bearwood High Street which provide a range of independent stores and well-known supermarkets, along with highly regarded eateries and gastro-pubs.

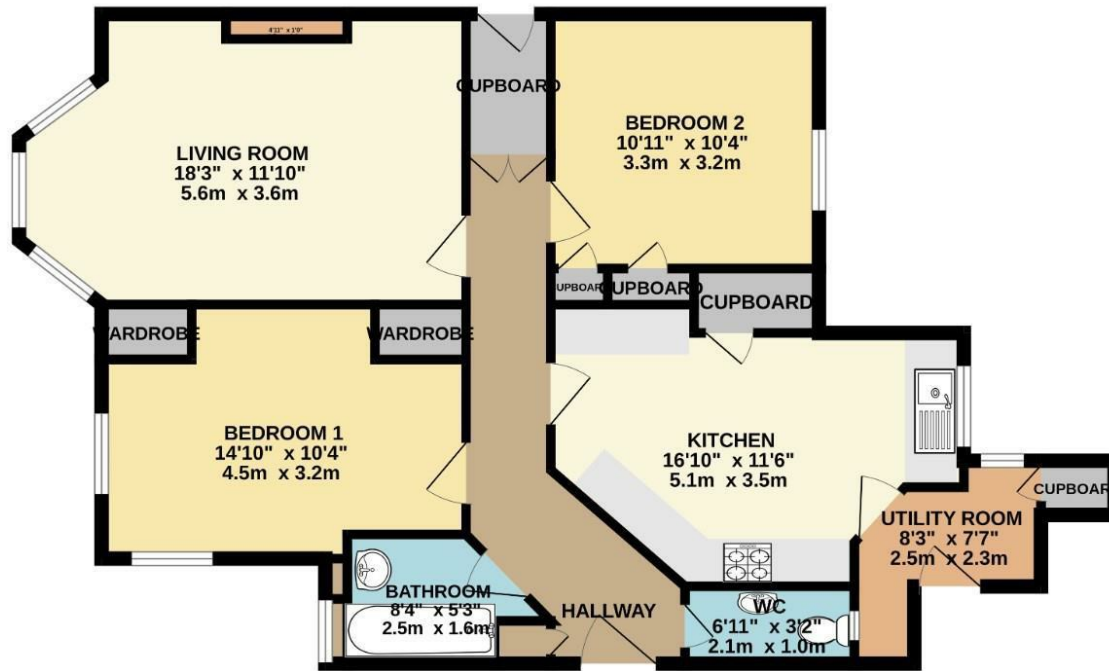








SECOND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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