



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Richmond Hill Road, Birmingham

£174,950



An immaculately presented and newly refurbished two bedroom apartment situated in this highly regarded private development in the heart of Edgbaston. Situated on the eleventh floor the property provides panoramic views across Edgbaston and Birmingham, providing convenient access to Queen Elizabeth Medical Complex and Birmingham University. Additionally benefiting from a garage and being sold with No Upward Chain.

The property is completely double glazed and provides individual electric storage heating. Accessible via a secure communal entrance, with stairs and lift access up to where the property is situated. The property has been refurbished to an excellent standard, as you enter you walk into the hallway it provides access into all accommodation and includes a useful storage cupboard. A large lounge area provides two separate balconies for outside space and ample space for both living and dining room furniture with a service to the kitchen. The modern refitted kitchen comprises wall and base units with complimentary work surfaces and an integrated oven and electric hob with extractor above, with space for other kitchen appliances and a pantry area. The property provides two generously sized double bedrooms, both complete with built-in wardrobes and the main bedroom having access to the private balcony. The bedrooms are perfectly complimented with a refitted fully tiled bathroom suite comprising WC, vanity sink unit, bath with mixer taps and separate electric shower with airing cupboard.

The property is superbly located within this premier area of Edgbaston perfectly positioned for convenient access to both QE Medical Complex and Birmingham University. Residents of the local area will find a host of locations for local amenities in close proximity and easily accessible, including Harborne High Street with its high end shops and supermarkets, award winning eateries and cafe culture and Birmingham City Centre with its vast array of shopping and leisure facilities

110 Station Road, Harborne, Birmingham, B17 9LS | 0121 647 4233  
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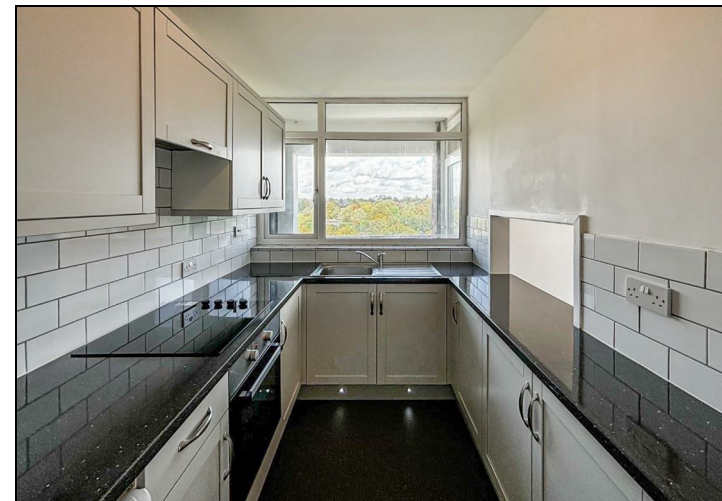


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## KEY FEATURES

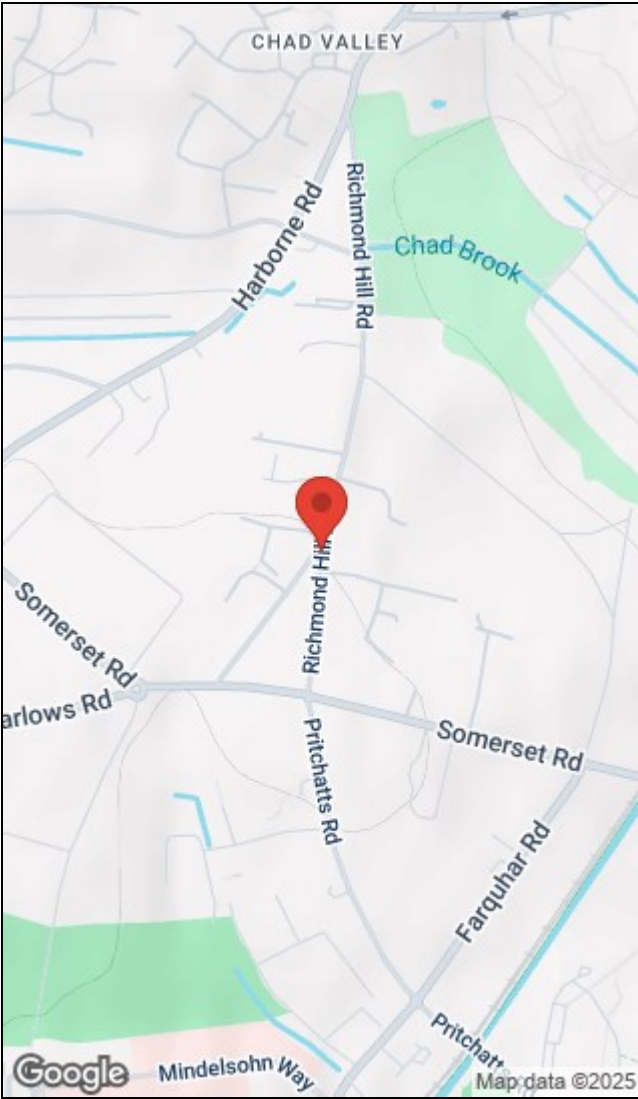
- Refurbished Apartment in this Highly Regarded Development
- Two Double Bedrooms
- Prestigious Location within the Heart of Edgbaston
- Garage Included with Unallocated Off-Street Residents Parking Available
- Two Balconies Providing Outside Space and Wonderful Views
- Excellent Access into QE Medical Complex and Birmingham Univeristy
- No Upward Chain
- EPC Rating - F











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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