



Norfolk Road, Birmingham

- One Bedroom Apartment in Prestigious Development
- Ground Floor with Immediate Access to Communal Gardens
- Beautifully Maintained Communal Grounds Surrounding the Property
- No Upward Chain
- Situated in prime Edgbaston within the Calthorpe Estate
- Residents Parking and Garage En-Bloc Included
- Requires Modernisation
- EPC Rating - TBC

Offers In The Region Of £175,000

Tenure: Leasehold

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DESCRIPTION

A deceptively spacious one bedroom ground floor apartment situated in this prestigious development in Edgbaston. The property requires modernisation throughout but includes an extended lease and is set within beautifully maintained communal grounds with residents parking and a garage en-bloc included. Being Sold with No Upward Chain.

This leasehold apartment has a secure communal entrance, with double glazing throughout and currently has an electric under-floor heating system. The internal accommodation comprises a full length lounge stretching across the rear of the property with a separate kitchen and spacious double bedroom occupying the front of the property. A bathroom suite with WC, wash hand basin and bath complete the accommodation. Outside at the rear of the property is a large and beautifully maintained communal grounds with a variety of mature bushes and trees throughout, with a garage en-bloc situated within the development.

Situated within the prestigious Calthorpe Estate in this prime Edgbaston location off Norfolk Road, the development is positioned within quiet landscaped communal grounds offering residents a quiet and tranquil environment without compromising on the convenient access to QE Medical Complex and Birmingham City Centre. The property is also within close proximity to both primary and secondary schools such as Chad Vale Primary school, The Priory School and The King Edward Foundation Schools to name a few. Local leisure facilities include the renowned Edgbaston Priory and Golf club and Edgbaston cricket ground which regularly hosts international cricket.



Council Tax: B

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

Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

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