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Melville Hall, Holly Road, Edgbaston, Birmingham

Asking Price £185,000



An extremely spacious ground floor mansion style apartment situated in this convenient location in Edgbaston. This characterful three bedroom apartment is in need of modernisation but provides immaculately presented accommodation throughout whilst retaining a fantastic array of period features. Being sold with No Upward Chain.

The property is set within beautifully maintained communal grounds which includes residents parking available upon request, the property is leasehold and completely double glazed with the management charge also including the cost for central heating and hot water and also including a share of the freehold.

The property is approached via a secure communal entrance and reception area and the apartment is located on the ground floor. As you enter the property a grand hallway stretches the length of the property providing access into all of the accommodation. This comprises separate reception rooms that have double doors that enable this to become a through-reception room, but very suitable as a separate lounge and dining room currently. A kitchen provides a pantry area and rear fire exit, there are three very good sized bedrooms, with a partly tiled bathroom suite and additional WC. The property is surrounded by well maintained communal grounds.

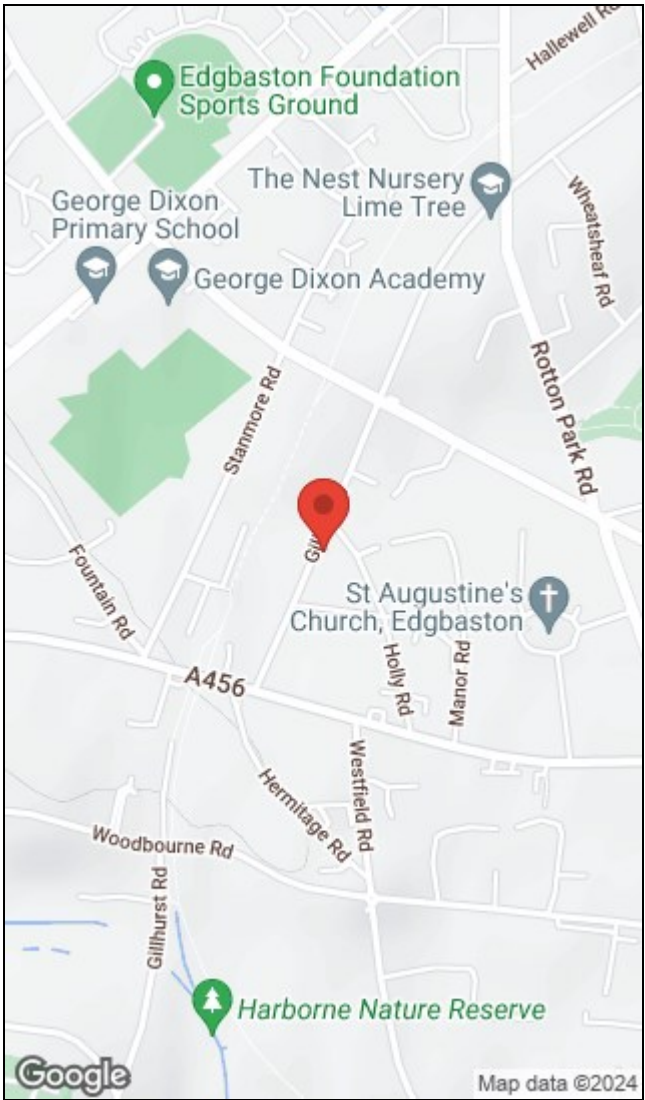
The property is located in this quiet and leafy neighborhood which is in very close proximity to the Hagley Road, providing frequent and convenient access into Birmingham City Centre. The property is also ideally located for QE Medical Complex, Harborne and Bearwood High Street which provide a range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

KEY FEATURES

- Characterful Ground Floor Mansion Style Apartment
 - Three Double Bedrooms
- Quiet and Popular Edgbaston Location
 - Fantastic Investment Opportunity
- Service Charge Includes Heating and Hot Water
 - Excellent Access to Harborne and Bearwood High Street's
 - No Upward Chain
 - EPC Rating - C







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
	70	73	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

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