



6 KELTON COURT

CARPENTER ROAD, EDGBASTON, BIRMINGHAM B15 2JX

Robert  Powell
RESIDENTIAL SALES & LETTINGS



6 KELTON COURT

£215,000

EDGBASTON

A second (top) floor two bedroomed apartment within a popular development and situated within a prime residential area. Communal parking and garage in separate block.

Situation

Kelton Court is located on the corner of Carpenter Road and Church Road in a highly regarded residential area. Birmingham City centre lies less than two miles to the north and can be easily reached on foot, by nearby buses on Church Road, by train from Five Ways Station (less than a mile away), or by Tram from Hagley Road (0.5 mile away).

Description

6 Kelton Court is a spacious second floor apartment situated in a popular low-rise development of just 36 apartments, split into 6 detached blocks and all set in communal grounds. Number 6 is located in the block that fronts Carpenter Road. The flat is approached via a communal entrance hall with stairs leading up to the second floor. The property is well-presented and benefits from gas central heating and uPVC double glazing throughout.

Accommodation

The front door leads into an entrance hall which has a deep storage cupboard and doors leading into the living room, two bedrooms, and bathroom. The living room is a particularly spacious room, spanning over 6m x 5m in dimension and having two large south facing windows allowing in plenty of natural light. There is ample space for sofas, chairs, and a dining table. Accessed off the living room is the fitted kitchen which has striking red gloss-fronted base and wall units and contrasting white work-surfaces. There is an electric oven, a four ring gas hob with

extractor over, and space and plumbing for a washing machine. The kitchen is large enough for a small breakfast table and has a window to the front.

There are two generously proportioned double bedrooms, one to the front and one to the rear. Both rooms have extensive fitted furniture. The bathroom is modern and has been fitted with an oversized shower enclosure, and WC and wash basin fitted into a vanity storage unit.

Parking

There is communal parking and an allocated garage in a separate block.

General Information

Tenure: The property has the benefit of an extended lease which expires in September 2161 (approx 135 years remaining). There is a service charge payable which is currently £4265 per annum. There is no ground rent payable.

Agent's Note: The residents of Kelton Court have set up a Right to Manage (RTM) company to take better control of the running of the development and the service charges. A new managing agent has been selected and a review of the service charges is underway. It is anticipated that once this process is completed the service charge will be reduced significantly. Further details provided on request.

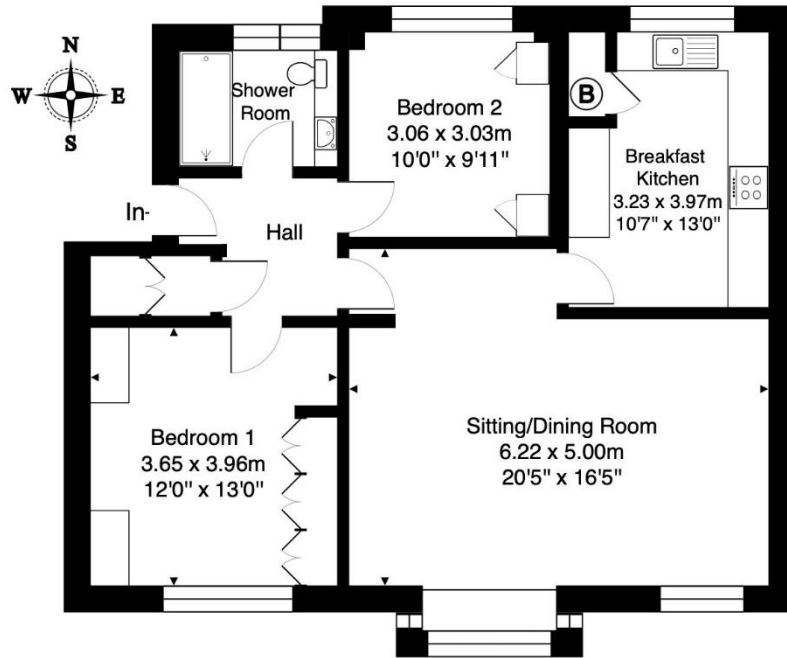
Council Tax: Band C.

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To view this property call Robert Powell on **0121 454 6930**

Top Floor Apartment
 Floor Area: 78.6 m² ... 846 ft²



6 Kelton Court, Carpenter Road,
 Edgbaston, Birmingham, B15 2JU.

Total Area: approximately 78.6 m² ... 846 ft²

All measurements & info are approximate
 This plan is for display purposes only
 Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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