



## 25 Pakenham Village Gilldown Place, Birmingham, B15 2LR

### Offers Over £185,000

Gilddown Place, a secluded cul de sac, located off Wheelleys Road in the heart of the prestigious Calthorpe estate. Conveniently located for Queen Elizabeth Hospital, Birmingham University and amenities of nearby Wheelleys Rd parade of shops with Edgbaston Village and Harborne High Street offering cafes, bars and restaurants. A short walk is Five Ways train station offering connecting line to New Street station.

Excellent primary, secondary and prep schools are very close by and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School. The Priory Tennis Club and Golf clubs are within walking distance, with Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the City nearby.

The property can be sold with vacant possession or is currently tenanted achieving £1100pcm.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

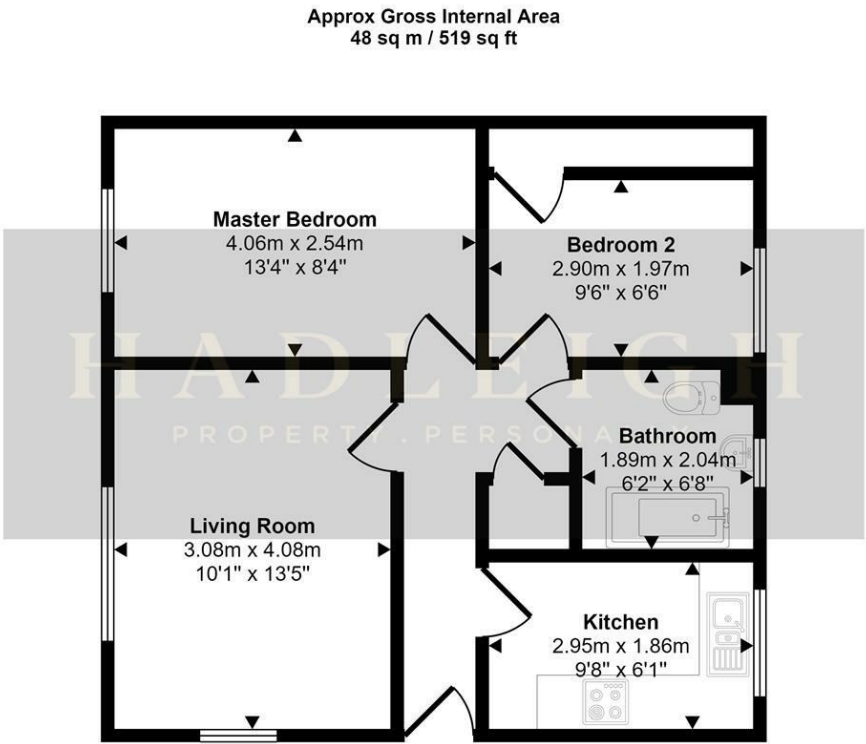
Lease Length - 134 Years Remaining

Service Charge - £1,050.00 PA

EPC - D

Council Tax Band - B

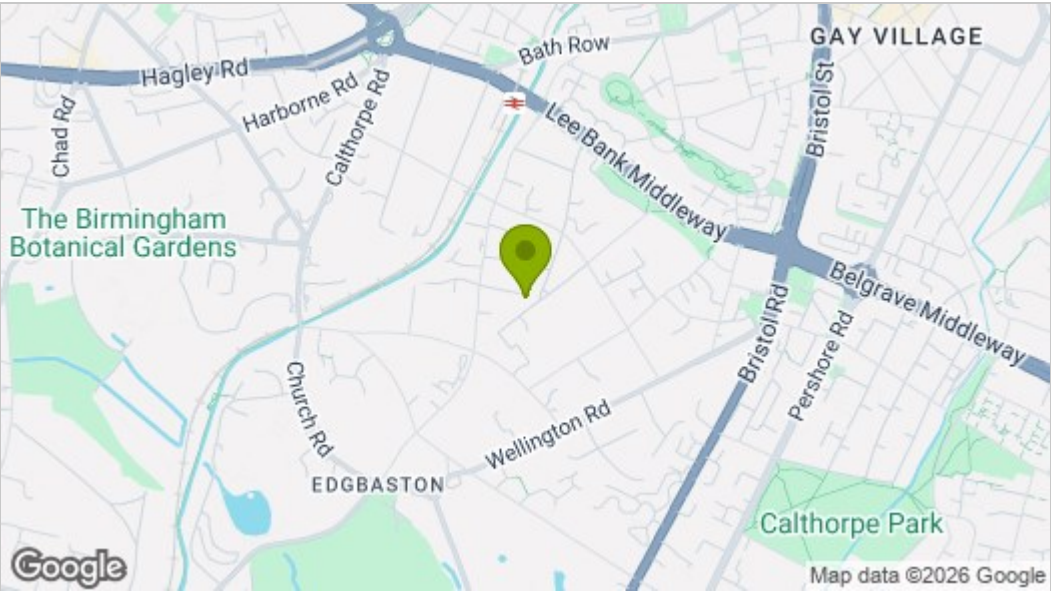
Floor Plan



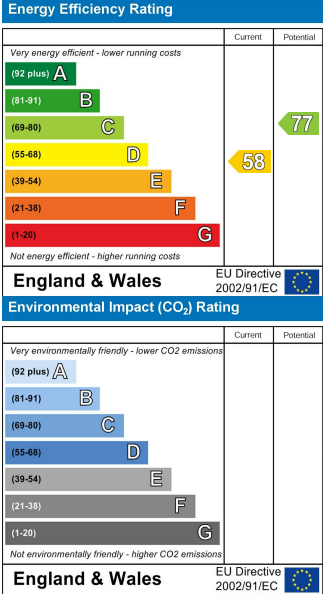
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.