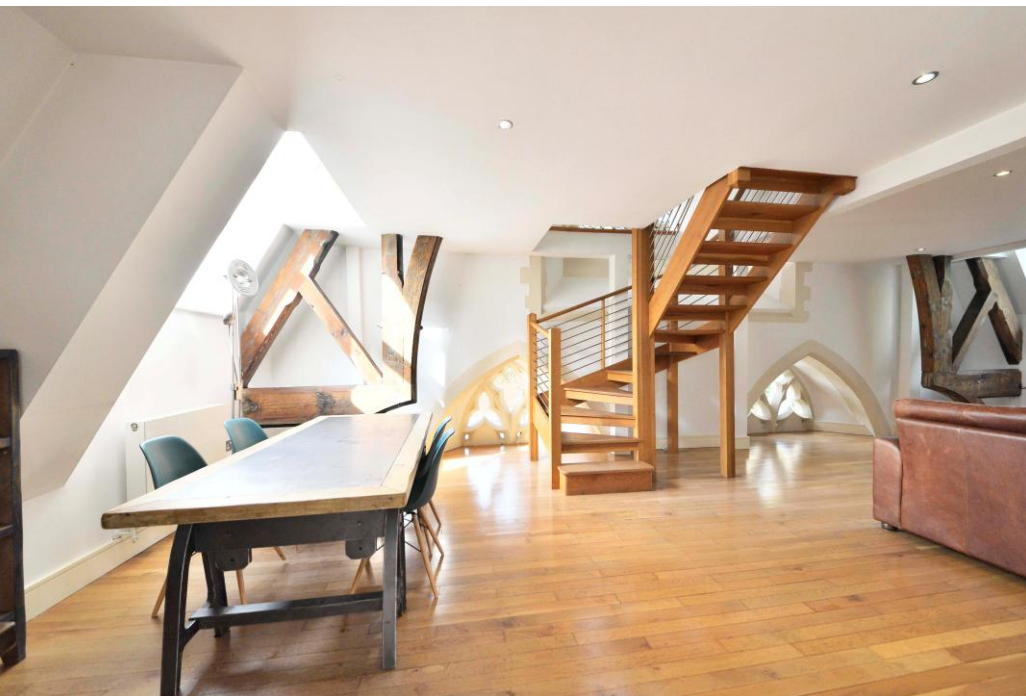




## 8 ST JAMES CHURCH

CHARLOTTE ROAD, EDGBASTON, BIRMINGHAM B15 2NU

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 8 ST JAMES CHURCH £275,000

EDGBASTON

A duplex apartment brimming with character and charm and offering 1,141 sq ft of accommodation including large open-plan living/dining space, master bedroom with en suite, second occasional bedroom, bathroom. Allocated parking.

## Situation

St James Church is situated on Charlotte Road in a leafy and exclusive part of Edgbaston. The property is ideally located just over a mile to the south of Birmingham City Centre. Fiveways railway station is less than a quarter of a mile away and provides easy access to the national rail network via Birmingham New Street Station which is just one stop down the line.

## Description

St James Church is an award-winning development of just 12 unique apartments situated within a beautiful church building. Number 8 is a duplex apartment situated on the first and second floors and extends in all to some 1,141 sq ft (106 sq m). The apartment, which benefits from radiator central heating, is accessed via a communal entrance hall with lift and stairs access.

The front door opens into a small lobby, with an inner door opening in to the impressive open-plan living/dining space with the fitted kitchen opening off to one end. The kitchen has cream coloured units with black granite work-tops. There is an electric oven, hob with extractor over, integrated dishwasher, and space and plumbing for a washer/dryer. Off the end of the kitchen is a cloakroom WC.

The living/dining area is a large space with character features including original exposed beams and ornate church windows. The open-tread oak staircase is also a feature and leads up to the bedroom accommodation. The main bedroom has fantastic exposed beams and fitted wardrobes as well as a useful storage cupboard and an en suite shower room. The second bedroom makes for an ideal dressing room or home office and has a mezzanine storage area above. The bathroom has exposed beams, double ended bath with hand held shower attachment, wash basin, WC.

## Outside

The building sits within gated communal grounds and two dedicated parking areas. There is one allocated parking space.

## General Information

**Tenure:** The property is leasehold with a term remaining of 106 years. Each individual owner also has a share of the freehold. There is a service charge payable which is currently £1,216.58 per quarter. There is no ground rent payable.

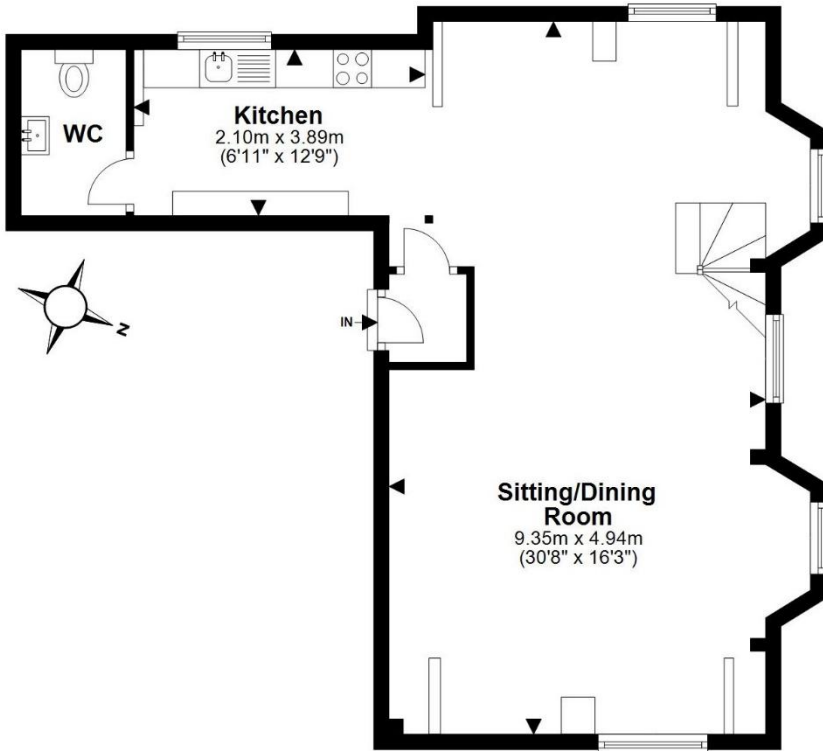
**Council Tax:** Band E



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

### Lower Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



### Upper Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 106.0 sq. metres (1141.4 sq. feet)

**Disclaimer**  
 Floorplan for illustrative purposes only  
 All information shown is approximate  
 Not to scale & please re-check all information

### 8 St James Church

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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