



22 ESTRIA ROAD
EDGBASTON, BIRMINGHAM B15 2LQ

Robert Powell
RESIDENTIAL SALES & LETTINGS



22 ESTRIA ROAD

£215,000

EDGBASTON

A spacious first floor flat situated in a highly sought-after area. Fitted kitchen, large living room, three bedrooms, bathroom. Communal parking, allocated garage, and landscaped gardens.

Situation

Estria Road is a pleasant and popular cul de sac situated off Wheelleys Road in an exclusive area of Edgbaston. The property is ideally situated for access to Birmingham City Centre which lies some 2 miles to the north. Fiveways railway station is around half a mile away for direct access to Birmingham New Street station.

Description

22 Estria Road is a first (top) floor flat situated in a 1960's low-rise development. The property is approached via an external staircase, and internally offers an impressive 945 sq ft (83 sq m) of living space. The apartment has a modern gas central heating boiler and double glazed windows and enjoys a pleasant southerly aspect over the communal grounds, allowing excellent natural light into the property.

The front door leads into a small entrance hallway which has a handy cupboard for hanging coats, and a beautiful original parquet floor which runs through into the living room. The kitchen has a wide window to the front and is fitted with white fronted base and wall units with contrasting grey acrylic work-surfaces. There is an electric oven with 4 ring gas hob above and stainless

steel extractor over, space and plumbing for washing machine, space and plumbing for dishwasher.

The living room is well-proportioned and has pleasant views over the communal garden via large south facing windows. The room is large enough for a living and a dining area, although double doors off to one side open into the third double bedroom which was originally designed as a dining room.

A door to the other side of the living room leads to an inner hall off which are two further double bedrooms and a bathroom. The bedrooms each have built-in wardrobes, whilst the bathroom has bath with shower over, WC, and wash basin.

Outside

To the front is communal parking and there is a garage located nearby. To the rear is a pleasant communal garden.

General Information

Lease and Service Charge: The property is leasehold for a term expiring March 2149. There is a ground rent of a peppercorn and a service charge payable which is currently £3,763.36 per annum.

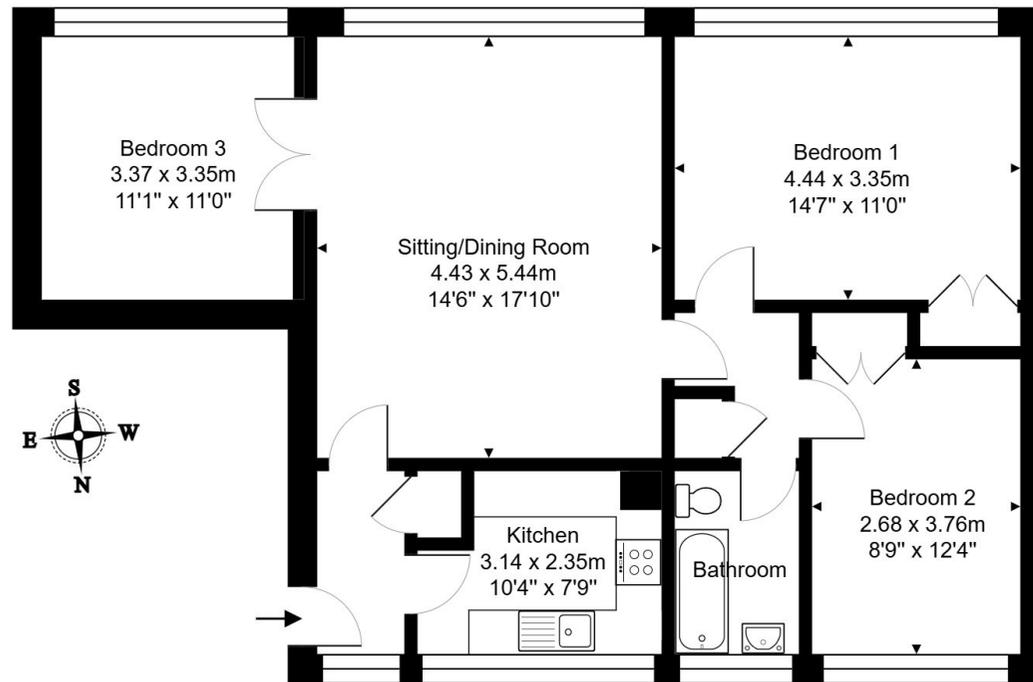
Council Tax: Band D.



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

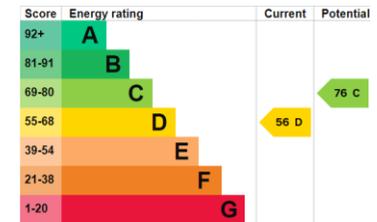
22 Estria Road, Edgbaston, Birmingham, B15

First Floor Apartment



Total Area: approx 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only
 Area figures are approximate only
 Contact agent for more details



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