







Melville Road, Birmingham

Tenure: Leasehold

- Characterful First Floor Apartment in Private Development
- Quiet Edgbaston Location
- Excellent First Time Purchase or Investment Property
- No Upward Chain
- Two Double Bedrooms
- Residents Off-Street Parking (Not Allocated)
- Excellent Access Links to Harborne and Birmingham City Centre
- EPC Rating - C

Offers In The Region Of £129,950

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Melville Road,
Birmingham

DESCRIPTION

An extremely spacious first floor apartment situated in this quiet and convenient location in Edgbaston, offering excellent access into Birmingham City Centre. This characterful two bedroom apartment is well presented throughout and benefits from its own private balcony and off-street residents parking. Being Sold with No Upward Chain.

The property is set within superbly maintained communal grounds which includes unallocated off-street residents parking, the property is leasehold and completely double glazed with gas central heating and the additional benefit of an on-site caretaker.

The property is accessed via a secure communal entrance with lift access to the first floor where the apartment is located. As you enter the property an entrance reception area provides plenty of storage space and access into the kitchen and living space. The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash back, with space for all kitchen appliances along with a useful pantry offering excellent further storage. A spacious living room offers space for both lounge and dining room furniture, with access out to a private balcony overlooking the rear of the development. The inner hallway provides access into two generously sized double bedrooms including a master room with built-in wardrobes. A fully tiled bathroom completes the accommodation comprising WC, wash hand basin and bath with separate electric shower.
A private storage cupboard is located on the 7th floor for further storage.

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.



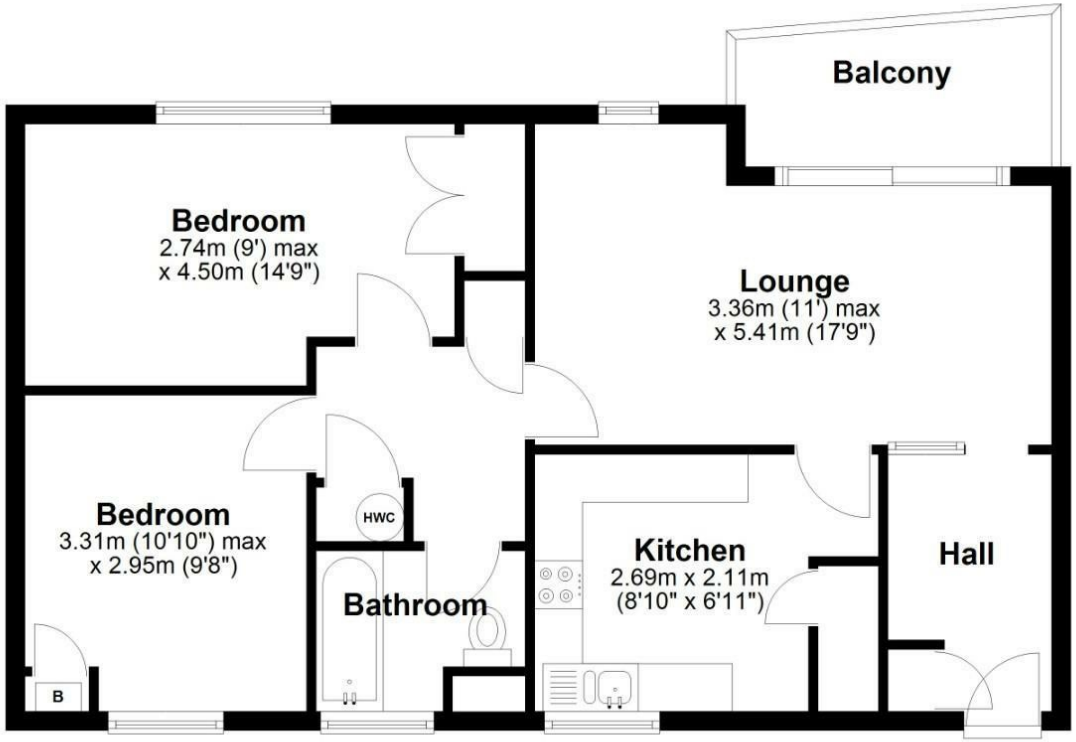






Floor Plan

Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

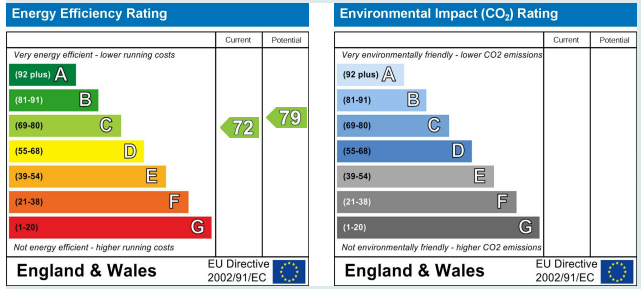
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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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