



MCHUGO
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**Bloomsbury House, Highfield Road,
Edgbaston B15 3EH**



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Property Description

Positioned within the highly regarded Bloomsbury House development at Highfield Gardens, this beautifully presented two-bedroom first-floor apartment offers contemporary living in one of Edgbaston's most desirable residential settings. Constructed by Taylor Wimpey in 2018, the property benefits from a high-quality specification throughout, including a number of original developer upgrades. Accessed via both lift and staircase, the apartment opens into a welcoming entrance hallway leading to a superb open-plan kitchen, dining and living space. Designed with modern lifestyles in mind, this impressive room provides excellent space for everyday living and entertaining, with the fitted kitchen featuring a range of quality cabinetry, granite work surfaces and integrated appliances. A breakfast bar creates an ideal space for informal dining, whilst the generous living area enjoys direct access onto a private balcony, providing the perfect place to relax and enjoy the surroundings. The apartment offers two well-proportioned double bedrooms, including a spacious principal bedroom benefitting from fitted storage and a contemporary ensuite shower room. A separate family bathroom serves the second bedroom, making the layout equally suited to professionals, downsizers, guests or those working from home. Further benefits include a secure entry system, an allocated parking space and the added convenience of visitor parking, together with a long lease, enhancing both practicality and long-term appeal. Combining stylish interiors, excellent proportions and a prime Edgbaston location, this superb apartment presents an outstanding opportunity to acquire a modern home within one of Birmingham's most sought-after developments.

Area
Bloomsbury House occupies a prime position within the sought-after Highfield Gardens development, situated just off Highfield Road in the heart of Edgbaston and within the prestigious Calthorpe Estate. Renowned for its attractive tree-lined avenues, elegant architecture and conservation status, the estate offers an exceptional balance of peaceful residential living whilst remaining on the doorstep of Birmingham city centre. Edgbaston Village is just a short stroll away, offering an excellent selection of independent cafés, restaurants, bars and boutique shopping, alongside a variety of lifestyle amenities. Harborne High Street is also within easy reach, providing further everyday conveniences including Waitrose, Marks & Spencer Foodhall and an abundance of independent eateries. The location is particularly well suited to professionals, with the Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter all readily accessible. Birmingham city centre is well connected via excellent road and public transport links, whilst the nearby A38 provides convenient access to the M6 motorway network and Birmingham International Airport. Families benefit from an outstanding choice of highly regarded schools, including Chad Vale Primary School, Edgbaston High School for Girls, Hallfield School, West House School, The Blue Coat School, St George's School, The Priory School and the prestigious King Edward Foundation Schools. Leisure facilities are equally impressive, with the renowned Edgbaston Priory Club, Edgbaston Golf Club and Edgbaston Cricket Ground all nearby, while the Birmingham Botanical Gardens, Martineau Gardens and picturesque canal walks provide an abundance of green open space to enjoy throughout the year. I think this version is much more consistent with your current premium brand. It avoids repeating "prestigious" too often, flows more naturally, and puts greater emphasis on the lifestyle of living in Edgbaston rather than simply listing nearby amenities.

Development
Secure entry system, first floor access via lift and staircase access, allocated parking space and gated entrance.

Hallway
Carpeted, telephone point, radiator, access to cloak storage housing fuse board and doors to:

Kitchen/Living Room
Kitchen area|Six recessed seeing downlighters, double glazed window with side aspect, granite worktops with inset one and a half bowl sink and mixer tap above, power points, a range of wall and base mounted storage units, and access to storage cupboard Housing Ideal boiler.|Integrated appliances of fridge with freezer below, AEG dishwasher and washing machine, AEG double oven with AEG four ring electric hob above and extractor hood.||Living area consists of two radiators, two light points, carpeted, power points, TV/SAT and telephone points. Sliding double glazed paneled doors leading to balcony.

Bedroom One
Sliding double glazed doors with Juliet balcony, carpeted, mirror fronted fitted wardrobes, power points, telephone point, ceiling light point, access to ensuite.

Ensuite
Partly tiled, shower cubicle with rain shower head, low level WC, pedestal sink with mixer tap above, integrated mirror, extractor and four recessed ceiling downlighters.

Bedroom Two
A front facing double glazed window, carpeted, telephone point, power points, ceiling light point.

Balcony
Open aspect front views of Edgbaston.

Additional Information
Furnishings as new condition from John Lewis available by separate negotiation.

Further Details
Tenure: Leasehold, Years remaining: 125 years, Ground Rent: £325.42, Service Charge: £1,202.12
Council Tax Band: B, EPC: B
Utility supply, rights and restrictions:Broadband: FTTP, Electricity supply: Mains supply, Sewerage: Mains supply, Water supply: Mains supply
Other information:Construction materials: Brick, Roof material: Tile

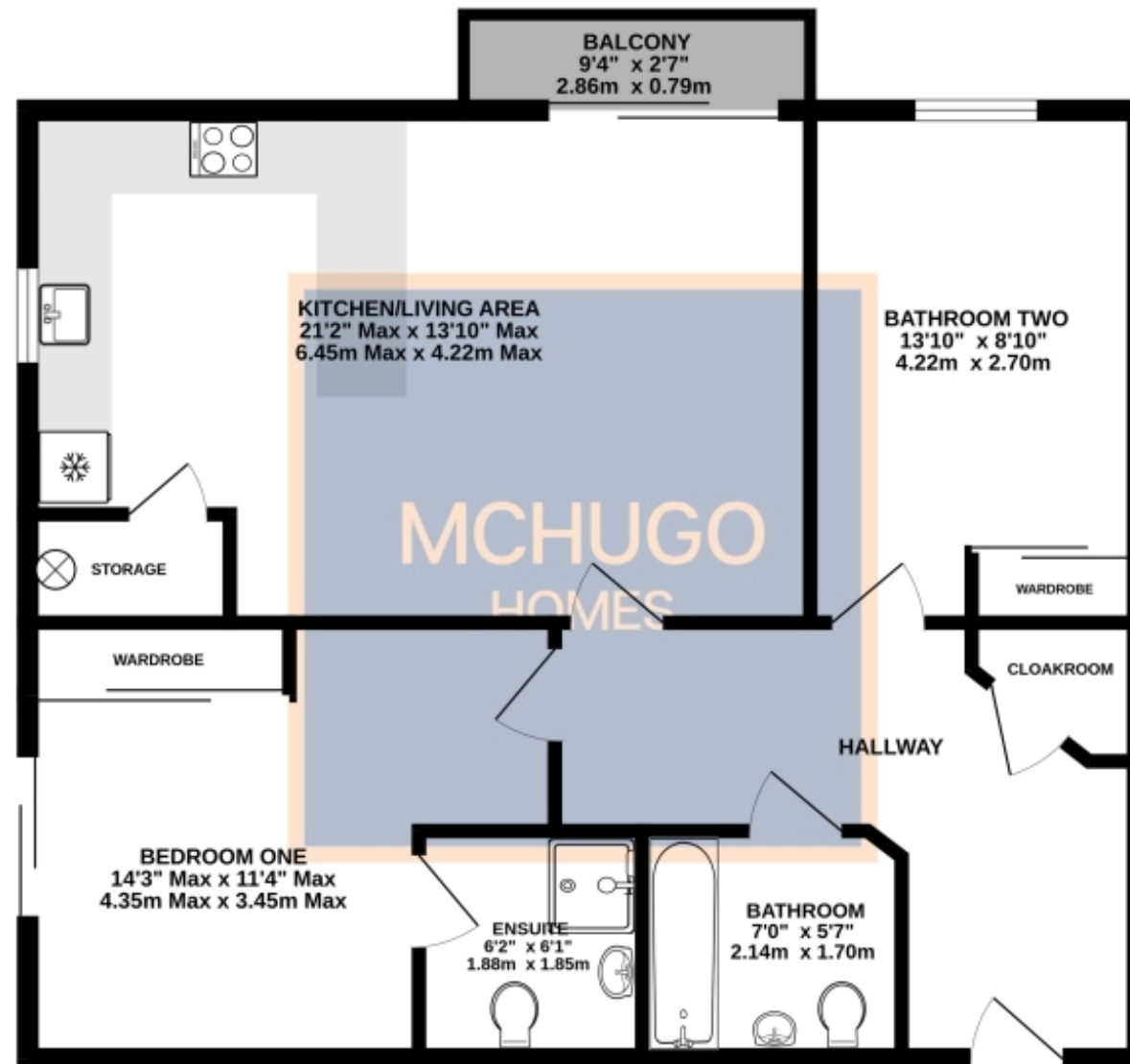
Disclaimer
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.







FIRST FLOOR APARTMENT
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- First-floor apartment
- Two double bedrooms
- Principal ensuite
- Open-plan living
- Private balcony
- Allocated parking
- Visitor parking
- Secure entry system
- Lift access
- Long lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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