ENGLANDS



Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RL

£120,000

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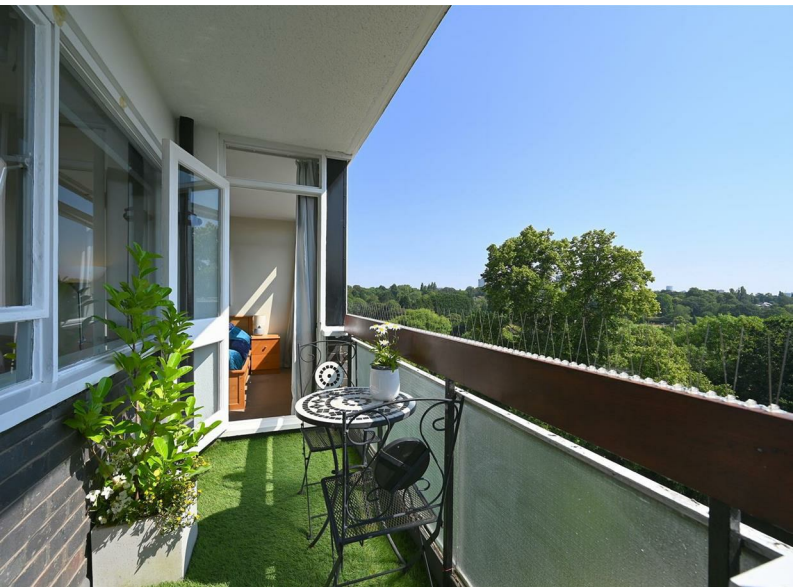







PROPERTY DESCRIPTION

Set in a purpose-built development in Edgbaston, this 8th floor apartment has the benefit of a hallway, fitted kitchen, lounge/dining room with stunning views, two bedrooms with fitted wardrobes, bathroom, two balconies and gas central heating. There is also a lift service, live in caretaker, residents parking and a garage in a separate block. NO CHAIN. Due to a short lease remaining, (31 years) this property is suitable for CASH BUYERS ONLY.

Chadbrook Crest is set in well-maintained communal grounds and is conveniently located for access to the Queen Elizabeth Hospital, University of Birmingham, Edgbaston Village, Harborne High Street and Birmingham City Centre. The newly-renovated University Station is within easy walking distance, which runs regularly to Birmingham City Centre in just 7 minutes.

Communal entrance door leads into reception area, where stairs and lifts provide access to the upper floors. Storage cupboard in the communal area of the 8th floor. Entrance door with spyhole leads into:



Chadbrook Crest Richmond Hill Road





HALLWAY
Having block Parquet flooring, security answerphone system, two ceiling light points, radiator and built-in storage cupboard.

LOUNGE/DINER
5.62m max x 3.50m max (18'5" max x 11'5" max)
Having block Parquet flooring, two ceiling light points, radiator, window and doors leading to balconies.

KITCHEN
3.52m max x 1.99m max (11'6" max x 6'6" max)
Having tiled flooring, a range of wall and base units with worktop over, radiator, breakfast bar, integrated electric oven with gas hob and extractor fan over, partial tiling to walls, 1 1/2 bowl sink drainer with mixer tap over, double glazed window, Main gas Combi boiler, space and plumbing for dishwasher and washing machine, and built in storage cupboard.

BEDROOM ONE
4.76m max x 2.81m max (15'7" max x 9'2" max)
Having ceiling light point, window, radiator, fitted wardrobes and door leading to balcony.

BEDROOM TWO
3.21m max x 3.09m max (10'6" max x 10'1" max)
Having ceiling light point, window, radiator and fitted wardrobes.

BATHROOM
Having tiled flooring, panelled bathtub with mixer tap over and wall mounted electric shower, partial tiling to walls, pedestal hand wash basin, low flush WC, towel rail and built-in storage cupboard.

ADDITIONAL INFORMATION
Tenure: We have been advised the property is leasehold with 31 years remaining and subject to a service charge of £3,648.20 per annum and ground rent of £80 per annum.
Council Tax Band: B
Garage in separate block. Residents parking in grounds.









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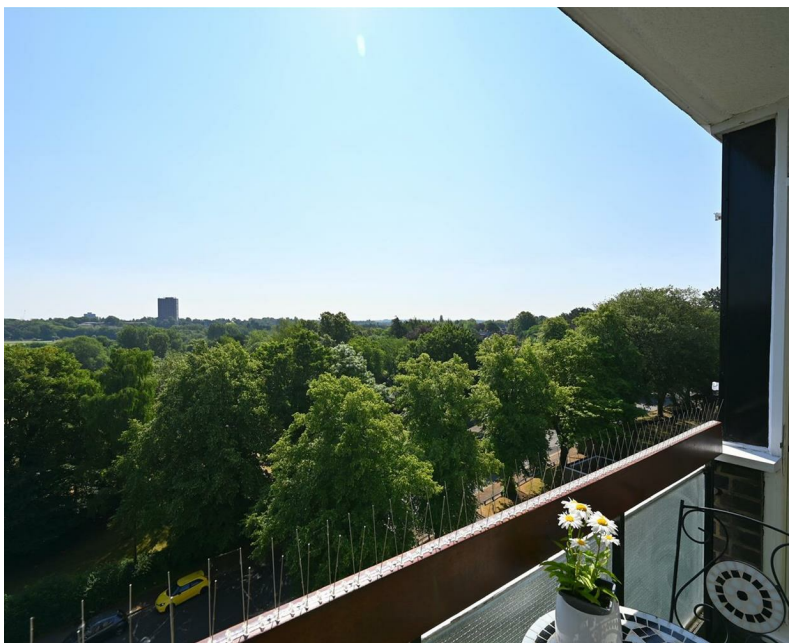
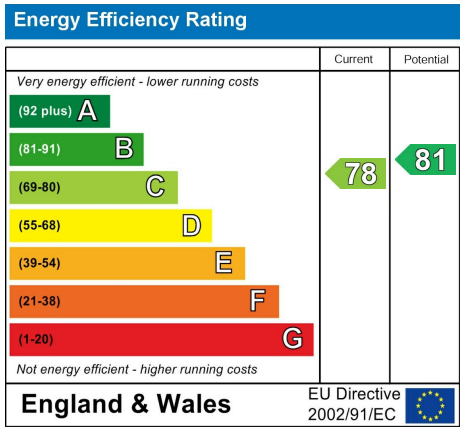


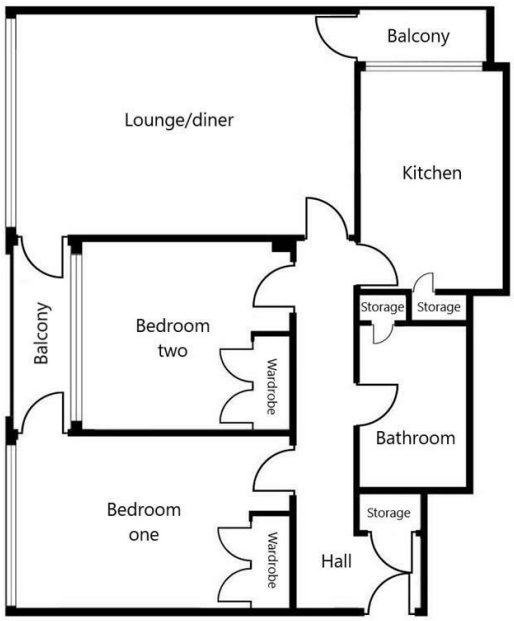
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



34 Chadbrook Crest, Richmond Hill Road

Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

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Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.