

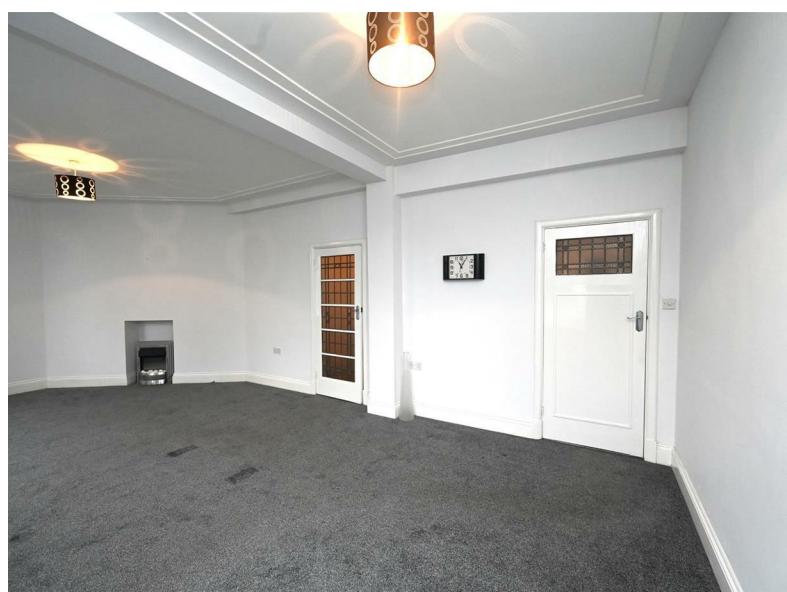
ENGLANDS



4 Norfolk Court Hagley Road

Edgbaston Birmingham, B16 9LY

£165,000





PROPERTY DESCRIPTION

AUCTION LISTING: Visit underthehammer.com for more information.

A vacant, three bedroom apartment situated on the first floor of Norfolk Court, Hagley Road. This spacious property comprises large lounge/dining room, fitted kitchen, three bedrooms, bathroom, additional WC and shared rear balcony. Number 4 Norfolk Court is one of only two apartments in this development to have the benefit of a garage included, together with a parking space.

Accessed via a communal hallway with lift and stair access, this first-floor apartment offers a spacious entrance hall with storage, laminate flooring and ornate radiator covers. The bright and generous lounge/dining room benefits from multiple double glazed windows, while the fitted kitchen features a range of wall and base units, integrated Siemens appliances, a walk-in pantry and access to a shared rear seating area/balcony and fire escape. There are three well-proportioned bedrooms, with built-in storage to selected rooms and double glazed windows throughout. The bathroom is fitted with a panelled bath with shower over, wash basin, WC, heated towel rail and complementary tiling, while a separate WC provides additional convenience.

We have been advised of the following lease information (refer to legal pack):

Lease length: 971 years remaining approx

Service Charge & Ground Rent: £2,800 approx (per annum)

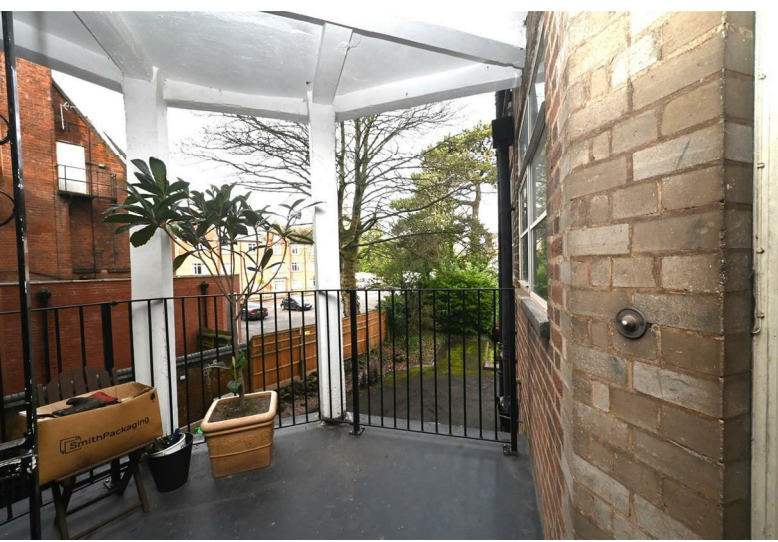
Council Tax Band: E

The property is very well-located for good transport connections into Birmingham City Centre with its host of facilities. The Queen Elizabeth Hospital and the MMUH are also within easy reach, as well as Birmingham University, Aston University and UCB. Edgbaston Village, the Midland Metro and Harborne are also within easy reach. Motorway connections to the M5 and M6 are also readily accessible.



Tel: 01214271974

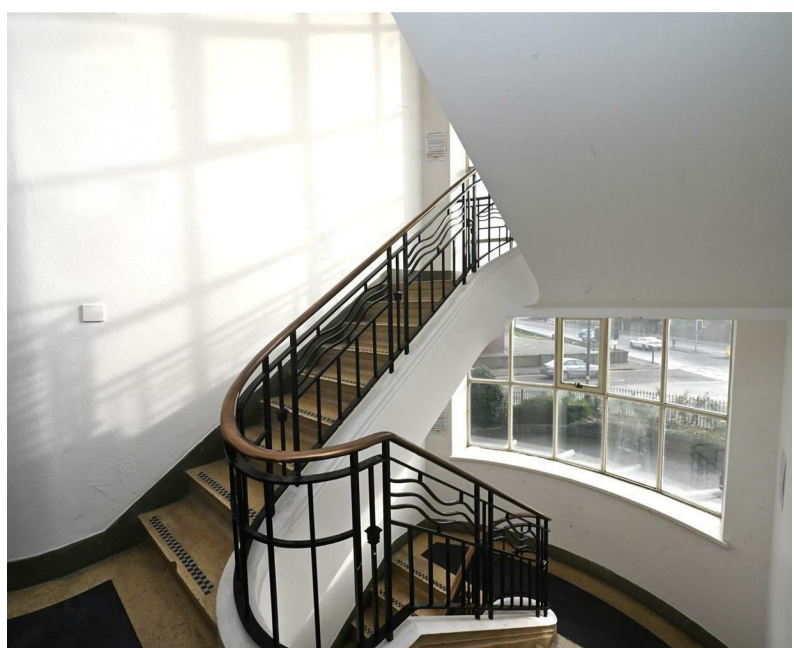
4 Norfolk Court Hagley Road



Viewings are available on this property, ensure you've confirmed your attendance on [underthehammer.com](https://www.underthehammer.com) before arriving.



ENGLANDS

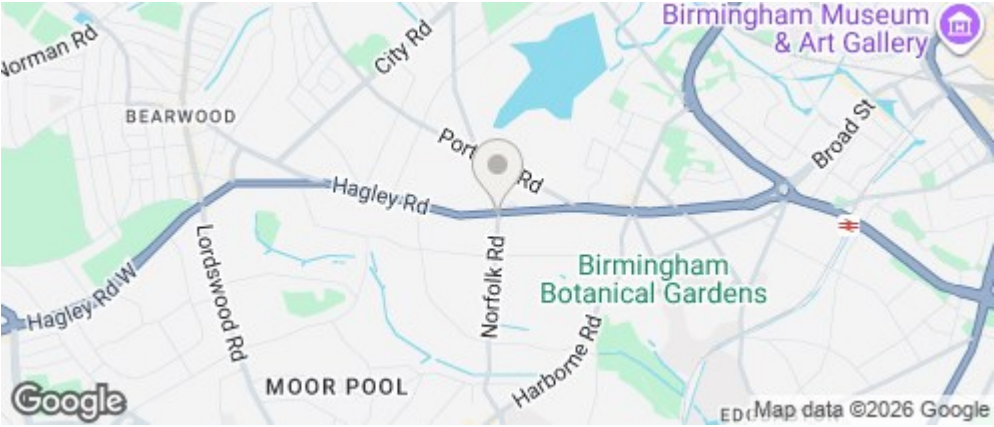




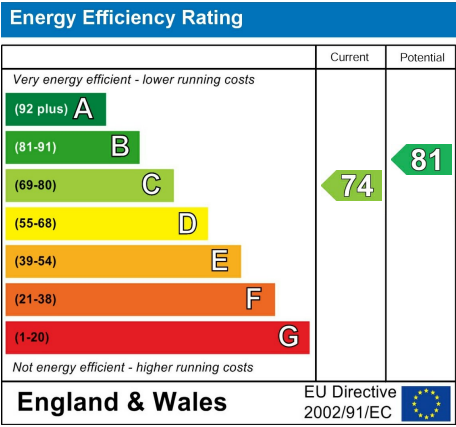
ENGLANDS



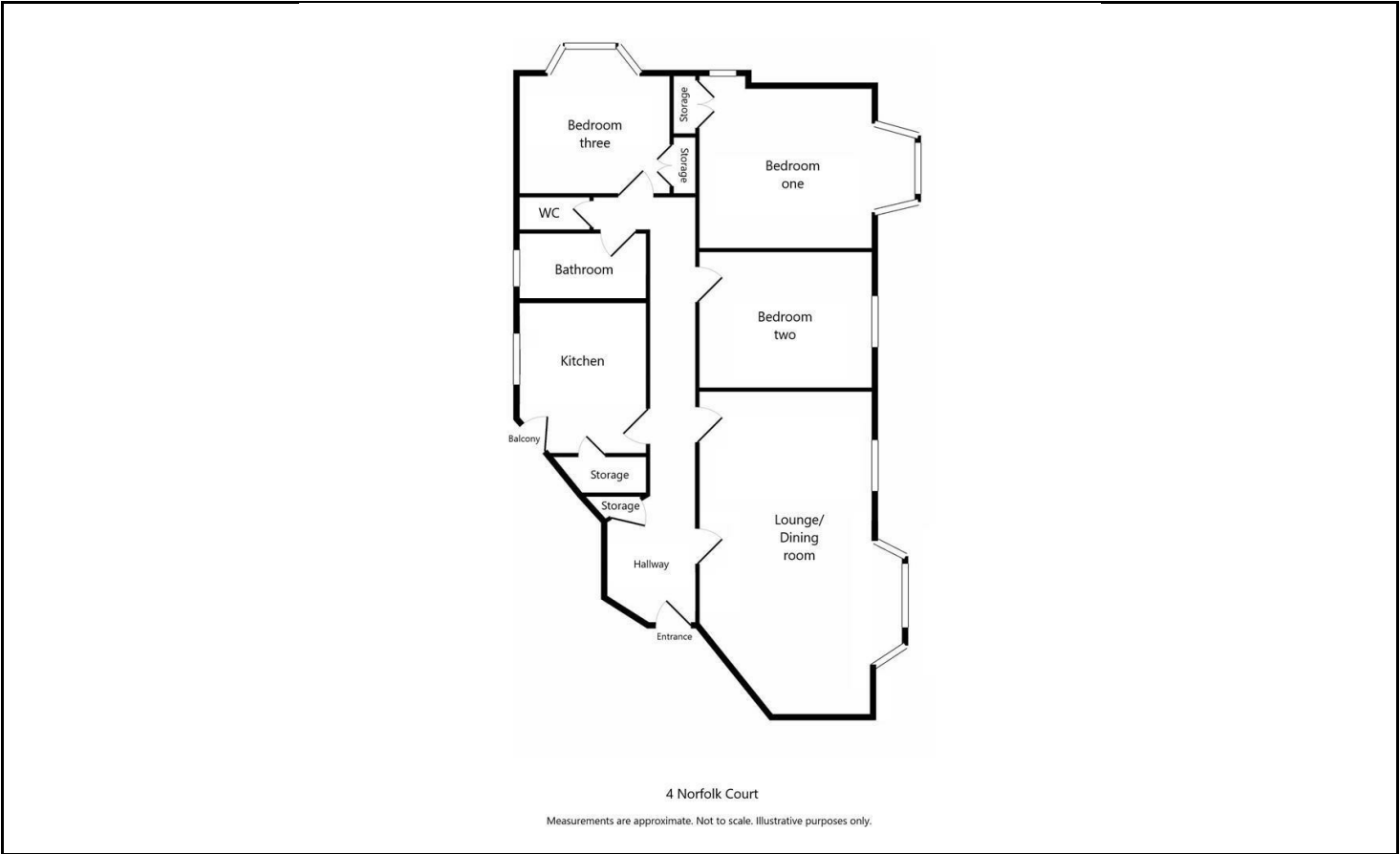
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

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.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.