



## Flat 25, Pakenham Village, 25 Gilldown Place

£170,000 Leasehold

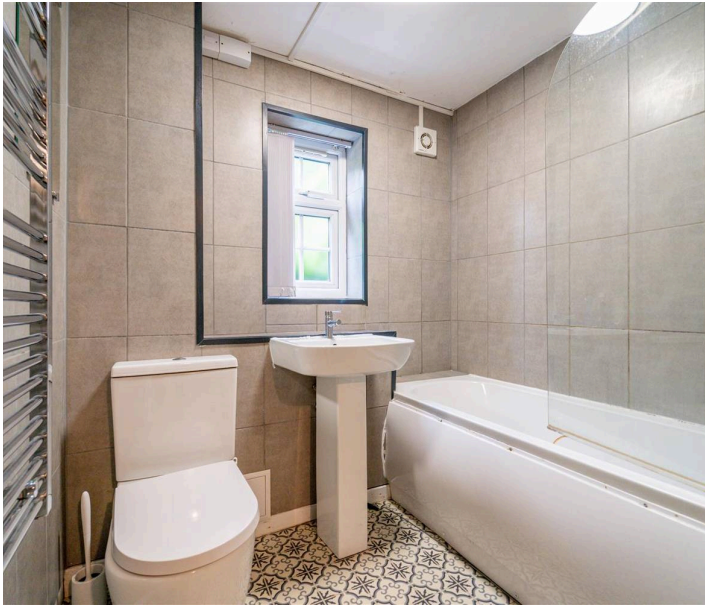
Gilldown Place, a secluded cul de sac, located off Wheelleys Road in the heart of the prestigious Calthorpe estate. Conveniently located for Queen Elizabeth Hospital, Birmingham University and amenities of nearby Wheelleys Rd parade of shops with Edgbaston Village and Harborne High Street offering cafes, bars and restaurants. A short walk is Five Ways train station offering connecting line to New Street station.

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Excellent primary, secondary and prep schools are very close by and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School. The Priory Tennis Club and Golf clubs are within walking distance, with Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the City nearby.

The property can be sold with vacant possession or is currently tenanted achieving £1100pcm.



Council Tax band: B

Tenure: Leasehold

Years Remaining: 134

Service Charge PA: £1,050

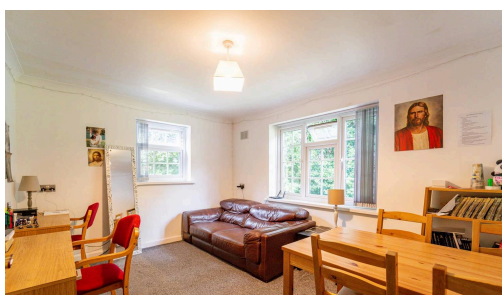
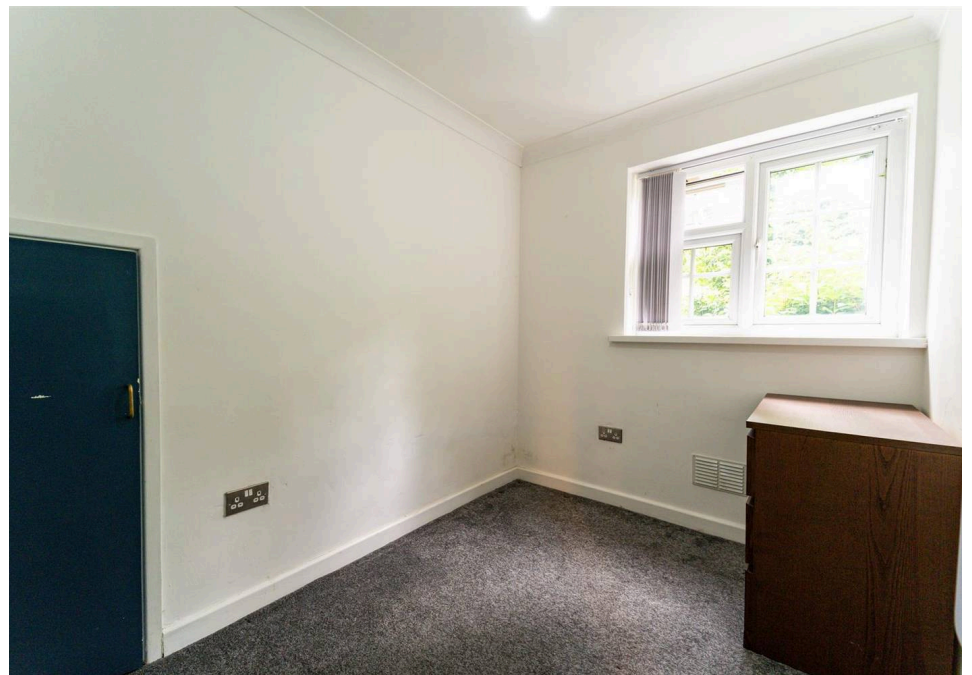
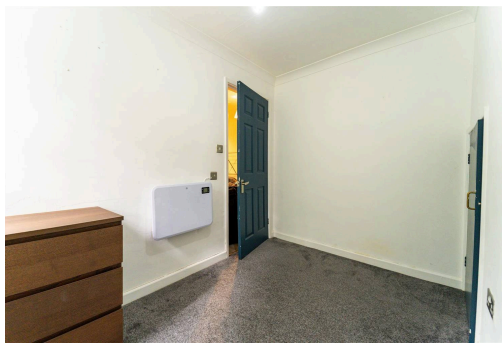
Ground Rent PA: Peppercorn

EPC Energy Efficiency Rating: D

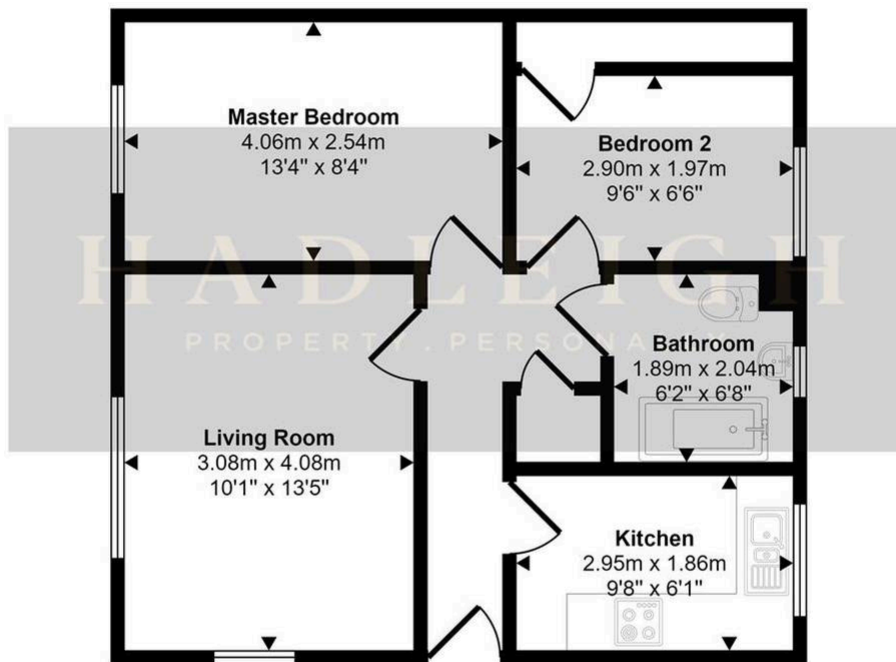
EPC Environmental Impact Rating: E



- › No upward chain
- › Secluded cul-de-sac
- › Prime Calthorpe Estate location
- › Walking distance to Five Ways railway station
- › Available with tenant in situ or vacant possession



Approx Gross Internal Area  
48 sq m / 519 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.