



## Elmwood Court Pershore Road

Edgbaston, Birmingham, B5 7PD

Offers Over £100,000



**\*LOVELY GROUND FLOOR APARTMENT\*** Nestled on Pershore Road in the desirable area of Edgbaston, Birmingham, this charming one-bedroom ground floor flat offers a delightful living space, with it's own private entrance, providing a sense of independence and ease of access.

Upon entering, you will find a reception room, one bedroom, kitchen and extra useful storage space.

The property benefits from communal green space, perfect for enjoying the outdoors or unwinding after a busy day. Additionally, the flat comes with a garage located in a separate block, providing secure parking and extra storage options.

The location is particularly advantageous, being in close proximity to the renowned Edgbaston Cricket Ground, the vibrant City Centre, and the Dental Hospital. This makes it an excellent choice for both investors looking to expand their portfolio and first-time buyers seeking a convenient and appealing home.

Contact our Moseley Office to arrange a viewing. EPC rating F.



### Approach

The property is approached via a wooden front entry door opening into:

### Hallway

With laminate wood effect flooring, ceiling light point, two storage cupboards and doors opening into:

### Kitchen

9'8" x 6'9" (2.96 x 2.06)

With laminate wood effect flooring, ceiling light point, wall mounted electric radiator, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, integrated hob with extractor over, integrated oven and grill, under counter fridge freezer and double glazed window to the side aspect.

### Bathroom

5'5" x 6'4" (1.66 x 1.95)

With tiling to flooring, ceiling light point, bath with hot and cold mixer tap and shower over, tiling to walls, low flush WC, sink on pedestal with hot and cold mixer tap and wall mounted electric radiator.

### Bedroom

11'5" x 12'3" (3.50 x 3.75)

With ceiling light point, laminate wood effect flooring, wall mounted electric radiator and double glazed window to the rear aspect.

### Living Room

12'5" x 16'1" (3.79 x 4.92)

With two ceiling light points, laminate wood effect flooring, wall mounted electric radiator and dual aspect double glazed window to the rear and side

aspects and double glazed door giving access to the balcony area.

### Garage

Not inspected

### Communal Gardens

Well maintained communal gardens with direct access from the living room patio door.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 123 years, the ground rent is approximately £..... per annum and the service charges are approximately £5,000.00 per annum (subject to confirmation from your legal representative).

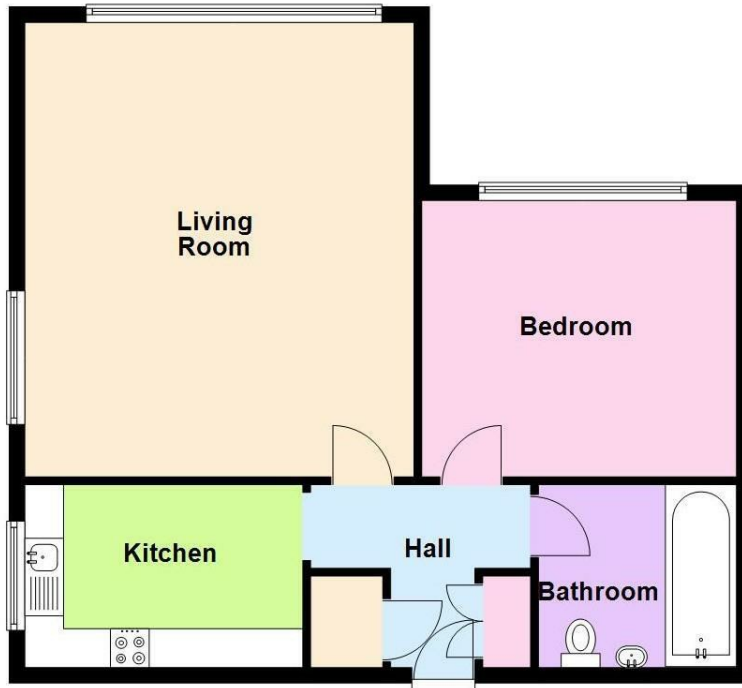
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 15, ELMWOOD COURT, PERSHORE ROAD, BIRMINGHAM, B5 7PD is band A and the annual Council Tax amount is approximately ££1,491.33, subject to confirmation from your legal representative.





## Floor Plan



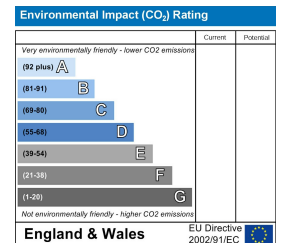
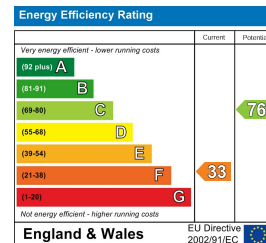
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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