



**Elmhurst 5A Norfolk Road, Birmingham, B15 3PR**  
**Offers In The Region Of £265,000**

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# Elmhurst 5A Norfolk Road, Birmingham, B15 3PR

## Offers In The Region Of £265,000



### property Overview

Entrance Hallway - Storage, Parquet flooring

Lounge / Dining Rear aspect - 8.14m x 2.83m (26'8" x 9'3")  
max Original Parquet flooring, wall mounted 2 radiators.

Kitchen front aspect- 3.52m x 1.90m (11'7" x 6'3") max Tiled  
flooring, recently fitted, built over, hop extractor fan, wall  
mounted radiators.

Bedroom One rear aspect - 4.88m x 3.55m (16'0" x 11'8")  
Built in wardrobes, new carpet flooring, wall mounted  
radiator

Bedroom Two front aspect - 3.99m x 2.77m (13'1" x 9'1")  
new carpet flooring, wall mounted radiator

Bathroom front aspect - 2.93m x 1.99m (9'7" x 6'6") Recently  
modernized, tile flooring, heated towel rail, shower tray,  
w/c, wash basin, panel bath.

Living / Dining - Balcony

Garage

EPC Rating c

Council Tax Band D

Tenure Leasehold

### Area Description - Edgbaston

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens.

In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

### Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Leasehold

POSSESSION

Vacant

VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales		EU Directive 2002/91/EC



### Floor Plan

Floor area 87.6 sq.m. (943 sq.ft.)

Total floor area: 87.6 sq.m. (943 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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