

FLAT 4, 90 HARBORNE ROAD

EDGBASTON, BIRMINGHAM B15 3UH

Robert Powell

RESIDENTIAL SALES & LETTINGS





FLAT 4, 90 HARBORNE ROAD £530,000

EDGBASTON

A spacious, light-filled three-bedroom apartment extending to approximately 1,460 sq ft, with a large reception room, a separate kitchen/dining room and two balconies overlooking mature communal gardens. One of just five apartments, the property benefits from a share of the freehold, a private garage and an allocated parking space, and is offered with no upward chain.

Summary

- Approximately 1,460 sq ft
- Two balconies overlooking mature communal gardens
- Large reception room and separate kitchen/dining room
- Two double bedrooms and a third bedroom currently fitted as a home office
- Principal bedroom with en suite shower room
- Private garage with power, lighting, shelving and electric overhead door mechanism
- Allocated parking space immediately in front of garage
- Share of the freehold; one of just 5 apartments
- No upward chain

Description

Situated on the upper ground floor, the apartment is reached via four external steps to the communal entrance, with no further stairs between the entrance and the apartment.

A sunny orientation, large windows, and light décor create a bright, welcoming interior. An entrance vestibule opens into a hallway with timber flooring, decorative cornicing and an elegant archway. High ceilings, decorative ceiling roses, and attractive detailing add character and a real sense of quality to this highly desirable property.

A generously proportioned reception room provides ample space for relaxing and entertaining, with a fireplace, French doors and an additional side window. The French doors open onto a composite-decked balcony overlooking the mature gardens.

The contemporary Rational kitchen features handleless cabinetry, extensive drawer storage and a substantial central island. It also includes Siemens appliances, two Bosch built-in double ovens and a Quooker tap providing boiling and filtered cold water. There is ample space for a dining table and chairs, with doors opening onto the second balcony.

There are two double bedrooms, both with full-height fitted wardrobes. The principal bedroom benefits from an en-suite shower room, fitted with Duravit sanitaryware, vanity basin, WC, bidet, heated towel rail and built-in storage.

The recently refurbished family bathroom features contemporary Porcelanosa tiling, high-quality Laufen sanitaryware and cabinetry, a bath, separate glazed shower, illuminated mirror and heated towel rail.

The third bedroom is currently arranged as a fitted home office, with bespoke Hammonds cabinetry and views over the communal gardens.

Outside

The property benefits from a private garage with shelving, lighting, a power socket and an electric overhead door mechanism, together with an allocated parking space immediately in front. The building sits within well-maintained mature communal grounds which provide a green and pleasant outlook.

Situation

Birmingham City Centre lies less than two miles to the east and is easily accessible by regular buses along Harborne Road itself or by tram nearby on Hagley Road. Five Ways railway station is approximately 0.8 mile distant and just one stop from Birmingham New Street station. Access to the Midlands motorway network can be found via J6 of the M6 (4.5 miles) and J3 of the M5 (5.5 miles). The Queen Elizabeth Hospital Birmingham and Birmingham University are both within approx. 1.5 miles. There is an excellent choice of both state and private schools in the vicinity.

General Information

Tenure: The property is leasehold with 98 years remaining and benefits from a share of the freehold, which is owned jointly by the five leaseholders. There is a service charge payable of £4,914.86 per annum. There is no ground rent payable.
Council Tax: Band F.

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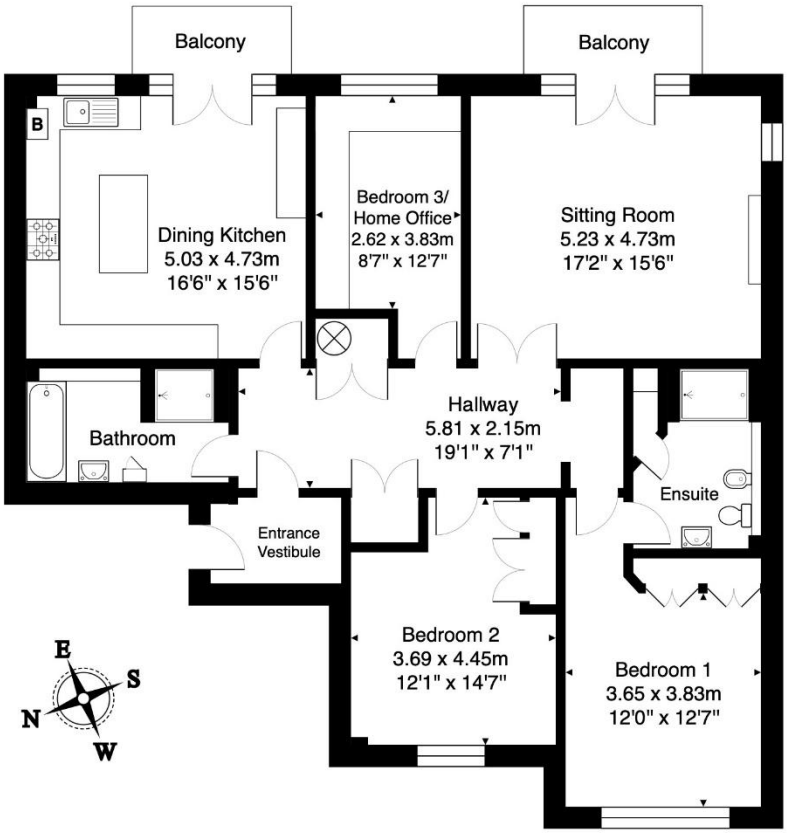


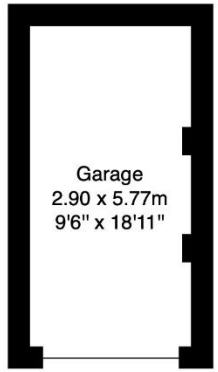




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Apartment - Upper Ground Floor





Garage



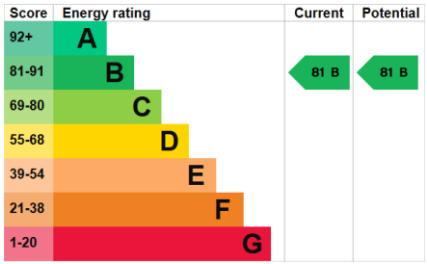




Apartment: approx area 1,460sqft

Balconies: approx area 60sqft

Garage: approx area 180sqft



Flat 4, 90 Harborne Road, Edgbaston, Birmingham, B15 3UH.

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

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