



77 Pershore Road, Birmingham, B5 7NX

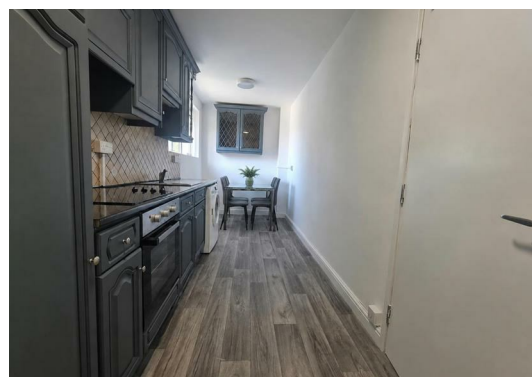
Offers In The Region Of £149,950



Genie Homes are delighted to present this spacious three-bedroom, two-storey apartment, ideally located within High Rock House in the heart of Edgbaston. Offering generous accommodation across two floors, this well-presented property is an excellent opportunity for first-time buyers, growing families, or savvy investors seeking a property with strong rental potential.

The apartment has recently undergone an internal refresh, offering bright, modern, and well-presented accommodation ready for immediate occupation. Previously utilised as an investment property, it presents an excellent opportunity for landlords looking to expand their portfolio, while also appealing to first-time buyers seeking a spacious home in a desirable location.

The accommodation briefly comprises a secure communal entrance with an intercom entry system, communal hallway and stairs leading to the apartment, a welcoming entrance hall, a generous lounge, and a fitted kitchen/diner. Stairs lead to the upper floor, where there are three well-proportioned bedrooms and a family bathroom. The property also benefits from double glazing and electric heating (where specified), as well as well-maintained communal gardens.



Key Features & Room Measurements

Whether you're looking for your first home or a property with strong investment potential, this spacious apartment offers an outstanding opportunity in one of Birmingham's most popular and well-connected locations. Early viewing is highly recommended. Give the team a call

Key Features

- Entrance Hallway - 1.8m x 1.09m (5'11" x 3'7")
- Kitchen - 6.0m x 1.8m (19'8" x 5'11")
- Lounge - 4.45m x 3.95 m (14'7" x 13'0")
- Bedroom 1 - 4.93m x 2.32m (14'7" x 7.82")
- Bedroom 2 - Lengths 3.66 m and 2.69 m; Width 1.92 m. (12'0" x 8'10" x 6'4")
- Bedroom 3 - 3.67m x 1.85m (12'0" x 6'1")
- Family Bathroom - 2.73m x 1.83m (8'11" x 6'0")

- Spacious first floor duplex apartment
- Three well-proportioned bedrooms
- Bright and spacious lounge
- Kitchen/diner
- Family bathroom
- Secure communal entrance with intercom system
- Double glazing and central heating (where specified)
- Recently refreshed internally
- Well-maintained communal gardens
- Excellent investment potential - Potential to generate £1,250
- Ideal for first-time buyers and investors
- Excellent transport links to Birmingham City Centre
- Close to local shops, schools, parks, universities and hospitals
- EPC Rating: D
- Council Tax Band: A

(Please note that the staged photographs are for illustrative purposes only).

Area detail and transport links

Transport Links

Apartment 5, High Rock House enjoys an excellent location with superb transport connections, making it ideal for commuters and those needing easy access across Birmingham and beyond. The property is well served by frequent bus routes along Pershore Road, providing direct services to Birmingham City Centre and surrounding areas.

For rail travel, Five Ways, Birmingham New Street, and University railway stations are all within easy reach, offering regular services across the West Midlands and nationwide.

Motorists benefit from convenient access to the A38 (Bristol Road) and A4540 Middleway, which provide quick links to Birmingham City Centre and the wider road network. The M5 (Junctions 2 and 3), M6, and M42 motorways are all easily accessible, offering straightforward routes to Wolverhampton, Coventry, Worcester, the NEC, Birmingham Airport, and destinations further afield.

Surrounding Area

Situated on Pershore Road in the ever-popular area of Edgbaston, the property benefits from a vibrant and well-connected neighbourhood offering a superb

balance of city convenience and green open spaces.

The location is well served by a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, and everyday conveniences all within easy reach. Nearby areas such as Selly Park, Moseley, and Birmingham City Centre provide an even greater choice of dining, shopping, and leisure options, catering to a variety of lifestyles.

For those who enjoy the outdoors, Cannon Hill Park is just a short distance away, offering beautiful green spaces, walking routes, a boating lake, and recreational facilities, making it ideal for families, fitness enthusiasts, and weekend relaxation.

The property is also conveniently positioned for key institutions including the University of Birmingham and the Queen Elizabeth Hospital, both of which are easily accessible and make the area highly desirable for professionals, students, and healthcare workers alike.

Birmingham City Centre is within close proximity, providing an extensive range of retail, entertainment, and cultural attractions including the Bullring Shopping Centre, The Mailbox, and a wide selection of bars, restaurants, and theatres.

Overall, the area offers a fantastic lifestyle opportunity, combining excellent amenities, green spaces, and strong connectivity, making it one of Birmingham’s most sought-after residential locations.

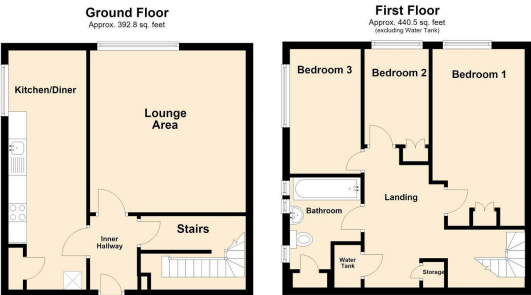
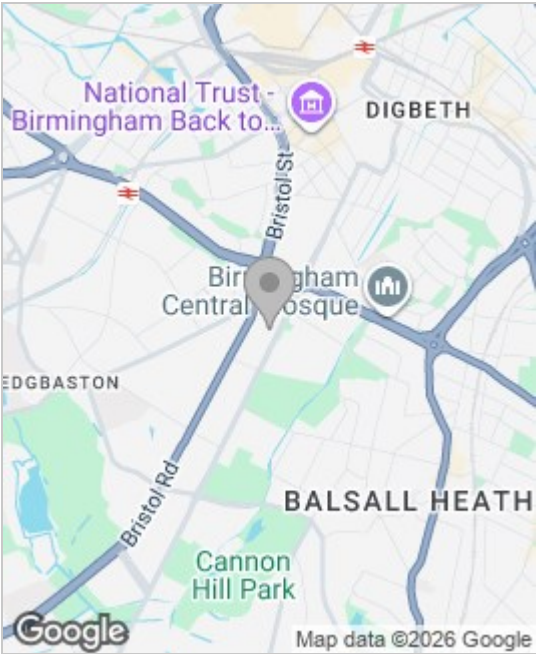
Disclaimer

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
Lease Hold

POSSESSION
Vacant Possession

VIEWING
Viewing strictly by appointment through Genie Homes



Total area: approx. 833.3 sq. feet

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		
England & Wales	EU Directive 2002/91/EC	