



## Holly Road, , Edgbaston, Birmingham, B16 9NJ

- Extremely Spacious Art Deco Flat on Third Floor
- Excellent Quiet Location in Popular Part of Edgbaston
- Convenient Access to Birmingham City Centre
- Beautiful Period Features Throughout
- Three Excellent Sized Bedrooms
- Leasehold Includes Share of Freehold
- Service Charge Includes Heating and Hot Water
- EPC Rating - D

**Offers In The Region Of £247,000**



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## DESCRIPTION

A superbly presented and extremely spacious art-deco apartment situated in this desirable location in Edgbaston, within convenient proximity of Birmingham City Centre. Positioned on the third floor of the development, this beautifully maintained three bedroom apartment provides over 1000 square feet of internal accommodation which includes a re-fitted kitchen and shower room.

The property is set within beautifully maintained communal grounds which includes residents parking available upon request, the property is leasehold and completely double glazed with the management charge also including the cost for central heating and hot water and also providing a share of the freehold.

The property is set within a superbly maintained communal area which provides both lift access and stairwell to the apartment which is situated on the top floor. As you enter the property you are welcomed in with an eye-catching refurbished original herringbone parquet floor which stretches across the majority of the property. The internal accommodation comprises reception hallway, a refitted kitchen with built-in oven and electric hob, there are three good sized bedrooms which all include built-in wardrobes, and the property is completed with a refitted bathroom.

The property is located in this quiet and leafy neighborhood which is in very close proximity to the Hagley Road, providing frequent and convenient access into Birmingham City Centre. The property is also ideally located for QE Medical Complex, Harborne and Bearwood High Street which provide a range of independent stores and well-known supermarkets, along with highly regarded eateries and gastro-pubs.







Floor Plan

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). Powered by www.Propertybox.io

### Viewings

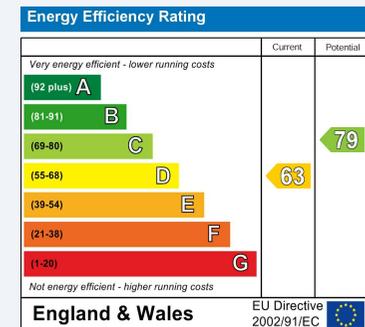
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.