



## 56 CHADBROOK CREST

RICHMOND HILL ROAD, EDGBASTON, BIRMINGHAM, B15 3RN

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 56 CHADBROOK CREST £215,000

EDGBASTON

A fine first floor two bed roomed modern apartment in a low-rise block forming part of the Chadbrook Crest development in the heart of Edgbaston.

## Situation

Chadbrook Crest is situated at the northerly end of Richmond Hill Road and backs onto Harborne Road with good access to Birmingham City Centre via public transport links. The location is also very convenient for the University of Birmingham, the Queen Elizabeth Hospital and for all the attractions of the newly developed Edgbaston Village with its many bistros and bars and the facilities of Harborne High Street. It is also convenient for the University Station with connection to the New Street Hub and beyond.

## Description

Chadbrook Crest on Richmond Hill Road is a development of modern apartments, some within low rise blocks or a high-rise tower, set within lawned common areas with parking and some garages. The development also benefits from having a resident concierge. The flat is on the first floor with an open approach up a staircase and onto a balcony. The front door opens into a small reception hall.

## Kitchen

The kitchen is fully fitted with integrated cooker and hob with Neff extractor hob, fridge, single drainer sink and continuous work surfaces in a mottled caramel colour. There is a large picture window overlooking Richmond Hill Road.

## The Sitting Room

A spacious light room with picture window across one wall onto the gardens and beyond, to Harborne Road. There is sufficient space here for a dining area in addition to the main sitting room, such is the generosity of the space.

There are **two double bedrooms**, and both are of a good size enjoying a good amount of natural light and with a range of fitted wardrobes in each room.

## The Bathroom

This has been up-graded and has a walk in shower cubicle, vanity unit with hand washbasin, low level w.c. The walls and floors have been tiled in a neutral grey colour.

There is a walk-in cupboard with plumbing for a washer/dryer.

## Tenure

The property is understood to be leasehold with 123 years unexpired and is subject to a service charge of £634.24 per quarter and there is no ground rent.

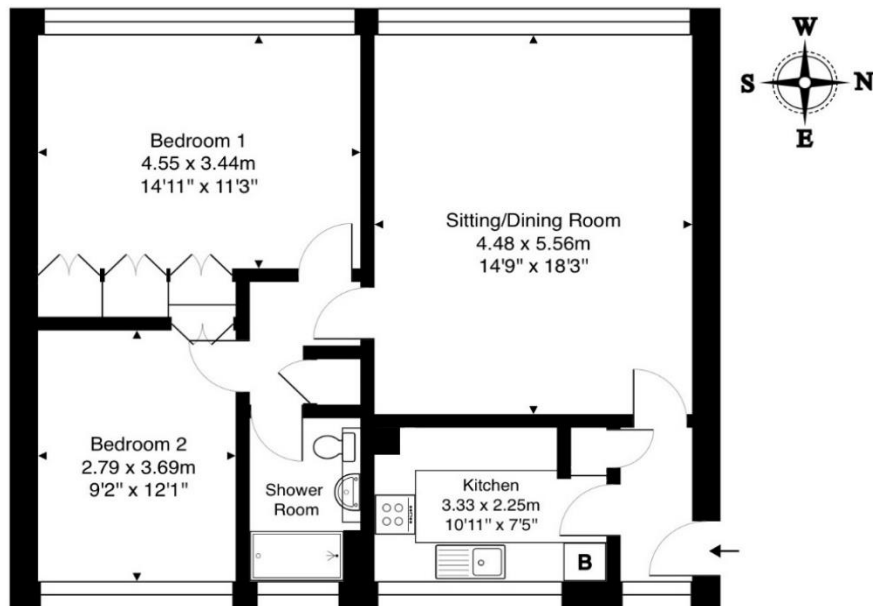
The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**Council Tax:** Band C.



To view this property call Robert Powell on **0121 454 6930**

**Apartment**  
Area: approx 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>



56 Chadbrook Crest, Richmond Hill Road,  
Edgbaston, B15 3RN.

Total Area: approx 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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