



## St. Michael House Melville Road, Birmingham, B16 9NF

**£129,995**

Hadleigh Estate Agents are delighted to offer this two bedroom apartment for sale. Located within the ever popular St. Michael House on Melville Road, the property is offered with no upward chain.

The property offers residents parking, stairs and lift access to floors. With the apartment boasting two double bedrooms, spacious lounge and private balcony. There is a fitted kitchen, offered with appliances, ample storage and modern bathroom.

## Location



St Michael House is located a short walk away from St Augustine's Church and Edgbaston Reservoir. Excellent transport links are on offer into Birmingham City Centre, with local amenities close at hand. The property is within easy reach to Harborne High Street and leisure facilities along with Queen Elizabeth Hospital.

## Entrance Hallway



Giving access to the lounge and kitchen, with carpeted flooring, central heating radiator, intercom system, ceiling light point and storage cupboard.

## Lounge



With opaque glazed doors leading from the hallway, the spacious lounge offers sliding doors onto the private balcony. Carpeted flooring and further window, two central heating radiators, coving and ceiling light point.

## Kitchen



Fitted kitchen with a range of base and wall units, to include new appliances. The kitchen offers plumbing for washing machine and connection for gas cooker. Ceiling light point, window and stainless steel sink and drainer unit.

## Master Bedroom



Spacious master bedroom offering built in

cupboards and offering beautiful views across the City. With carpeted flooring, ceiling light point and central heating radiator.

### **Bedroom Two**



A further double bedroom comprising carpeted flooring, window, central heating radiator and boiler cupboard.

### **Bathroom**



Modern fitted bathroom with walk in mains shower, low level flush WC, hand wash basin and towel radiator. Partially tiled walls, ceiling light point and opaque glazed window.

### **General Information**

We have been advised the following lease information.

Lease length: 125 years from 1982

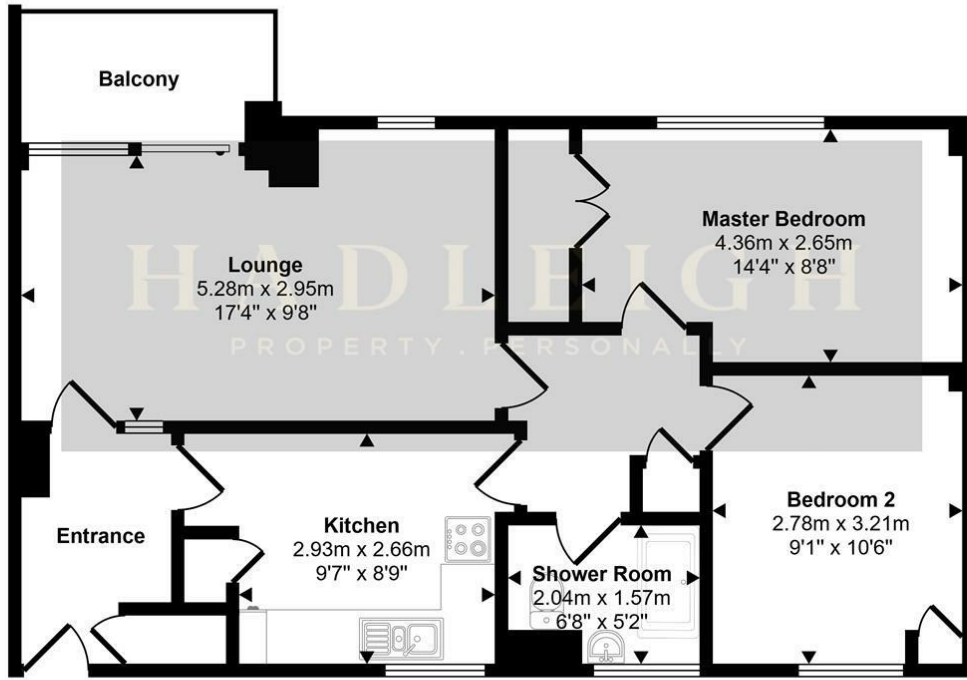
Service charge: £1357 per annum

Ground rent: £10 per annum

Please confirm the above information with your legal representative as Hadleigh Estate Agents cannot be held liable.

# Floor Plan

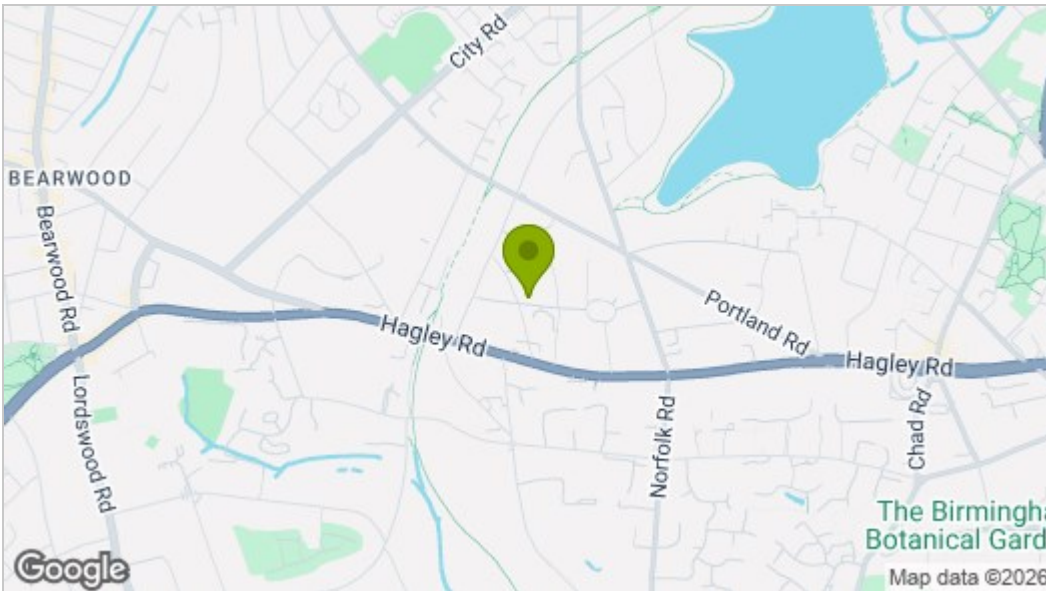
Approx Gross Internal Area  
62 sq m / 663 sq ft



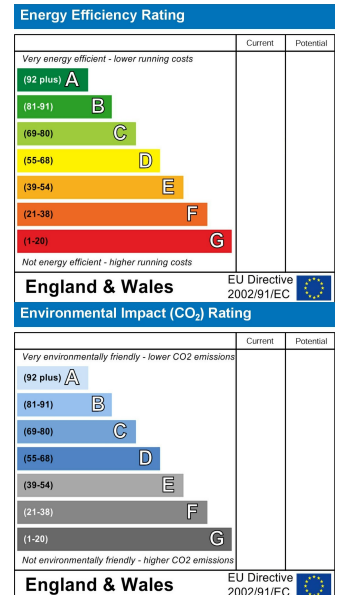
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.