

# ENGLANDS



1 Moorland Court 42 Melville Road

Edgbaston, Birmingham, B16 9JR

£215,500



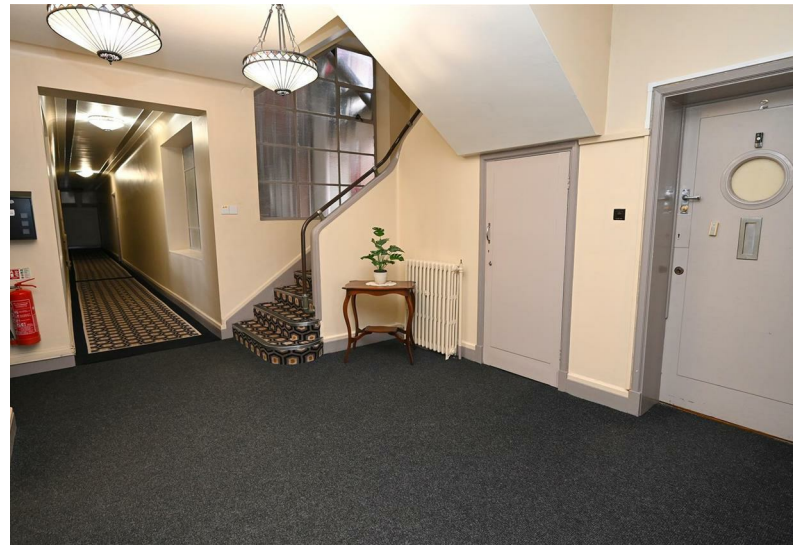


## PROPERTY DESCRIPTION

Beautifully presented ground floor mansion-style apartment in a delightful yet convenient location adjacent to St Augustine's Church. Comprising; hall, spacious living/dining room, fitted kitchen, two double bedrooms, wet room and long lease. The property has the added benefit of an accessible entrance via a ramp from the front, leading into one of the bedrooms. The development is managed by the residents and the heating and water supply are covered by the service charge.

Moorland Court is well situated at the corner of Melville Road and Moorland Road, and is located in the St Augustine's Conservation Area which retains the character of late 19th-century residential development. It is readily accessible to the Queen Elizabeth Medical Centre and Birmingham University as well as excellent amenities around Harborne High Street, Edgbaston Village, Birmingham Botanical Gardens, the delightful grounds of Edgbaston Reservoir and regular transport services leading along Hagley Road to comprehensive City Centre leisure, entertainment and shopping facilities.





Communal entrance leads into reception area and apartment number 1 is located on the ground floor.

Entrance door with glazed panel leads into:

#### HALLWAY

Having security answerphone, wood flooring, radiator, ceiling light point, coving to ceiling and built-in recessed storage shelving. Further walk-in storage cupboard with fitted shelving.

#### SPACIOUS LOUNGE/DINING ROOM

6.32m max into recess x 3.75m max (20'8" max into recess x 12'3" max)

Having UPVC double glazed bay window overlooking the front elevation, two radiators, feature fireplace with timber surround, tiled insert and hearth, fitted shelving into recesses, wood flooring, two ceiling light points, further UPVC double glazed window to the front and coving to ceiling.

#### FITTED KITCHEN

3.69m max x 2.7m max (12'1" max x 8'10" max) Having a range of matching wall and base units, composite worksurface, one and a half bowl stainless steel sink drainer with mixer tap over, integrated appliances include electric oven, gas hob, wall-mounted extractor fan above and fridge/freezer. Tiled floor, part complementary tiling to walls, radiator, plumbing for washing machine, UPVC double glazed door with obscured glass side windows lead out to rear fire escape/stairs down to rear. Rubbish chute.

#### BEDROOM ONE

3.8m max x 3.58m max (12'5" max x 11'8" max) Having wood flooring, radiator, two UPVC double glazed windows, ceiling light point and useful wardrobe.

#### BEDROOM TWO

3.91m max x 3.76m max (12'9" max x 12'4" max) Having UPVC double glazed window overlooking the front, radiator, ceiling light point, wood flooring, useful wardrobe with fitted shelving and door leading to ramp access to the front of the property.

#### WET ROOM

Being fully tiled and comprising wall-mounted shower, low flush WC, UPVC double glazed window with obscured glass, extractor fan, wall-mounted wash hand basin with mixer tap over, vertical radiator, further wall-mounted electric fan heater, ceiling light point and airing cupboard with fitted shelving.

#### OUTSIDE

Communal parking at the front of the block as well as an option to rent an allocated parking space and garage at the rear. Communal garden. Apartment 1 has an accessible entrance via a ramp from the front of the development.

#### ADDITIONAL INFORMATION

##### COUNCIL TAX BAND - C

TENURE - LEASEHOLD. Approx. 991 years remaining. There is a variable service charge payable, which currently amounts to £2,183 per 6 months. This includes heating, hot water, maintenance to communal areas and building insurance. The management company is efficiently run by the residents.



# ENGLANDS





# ENGLANDS

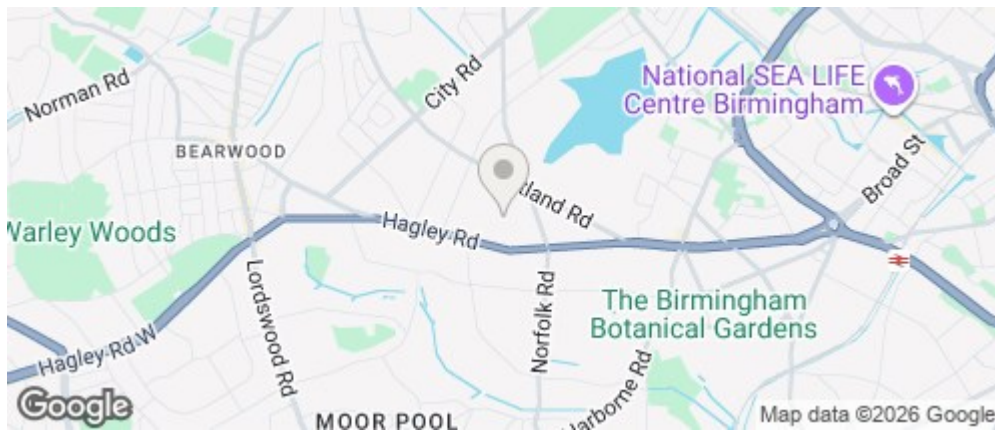




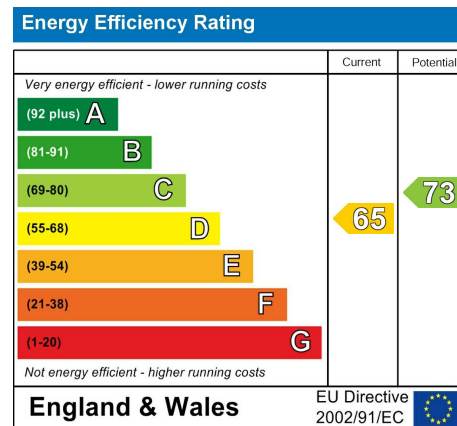
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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.