



## 2 PETERSHAM PLACE

RICHMOND HILL ROAD, EDGBASTON, BIRMINGHAM B15 3RY

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 2 PETERSHAM PLACE      £685,000

EDGBASTON

A refurbished ground floor three bedroomed apartment with an extended lease in this highly sought-after development in prime Edgbaston.

## Situation

Petersham Place is situated on Richmond Hill Road in a prime residential area less than 3 miles to the south-west of central Birmingham. The superb amenities of Harborne High Street are around half mile away.

## Description

The property is accessed via a smartly refurbished communal entrance hall, with Apartment 2 being conveniently located on the ground floor. The well-presented accommodation extends in all to around 1766 sq ft (165 sq m) and begins with a welcoming reception hall with double doors opening into a central dining room. An open archway leads into a fabulous dual aspect sitting room with two sets of sliding doors opening out to a private south-facing terrace.

The kitchen leads off the dining room and is extensively fitted with modern white gloss base and wall mounted units, electric oven and grill, space for fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer. To the far end of the kitchen is a door leading out to a further private terrace.

An inner lobby leads to two of the three bedrooms and has fitted storage cupboards, one of which houses the gas central heating boiler and hot water cylinder. The master bedroom has an array of fitted wardrobes and a refurbished en-suite wet-room. Bedroom two is also a generous double sized room with a fitted wardrobe.

There is a second inner lobby which connects bedroom two with the reception hall and which has a useful storage cupboard and provides access to the guest bathroom. This has also been refurbished and has bath, separate shower enclosure, and wash basin set into a base unit with cupboards.

The third bedroom is off the reception hall and is a double sized room which also lends itself to being an ideal study if required.

## Outside

The development is set within beautifully maintained communal grounds. There is communal parking as well as dedicated visitor parking. The property benefits from a double garage in a separate block. Electronic gates from Richmond Hill Road provide peace of mind and the development is covered by CCTV for added security.

## General Information

**Tenure:** The property is held under the terms of an extended lease which expires in 2161. There is a service charge payable for upkeep of the grounds and communal areas which is currently £5,099.64 per annum. There is a peppercorn ground rent (£0).

**Council Tax:** Band G.

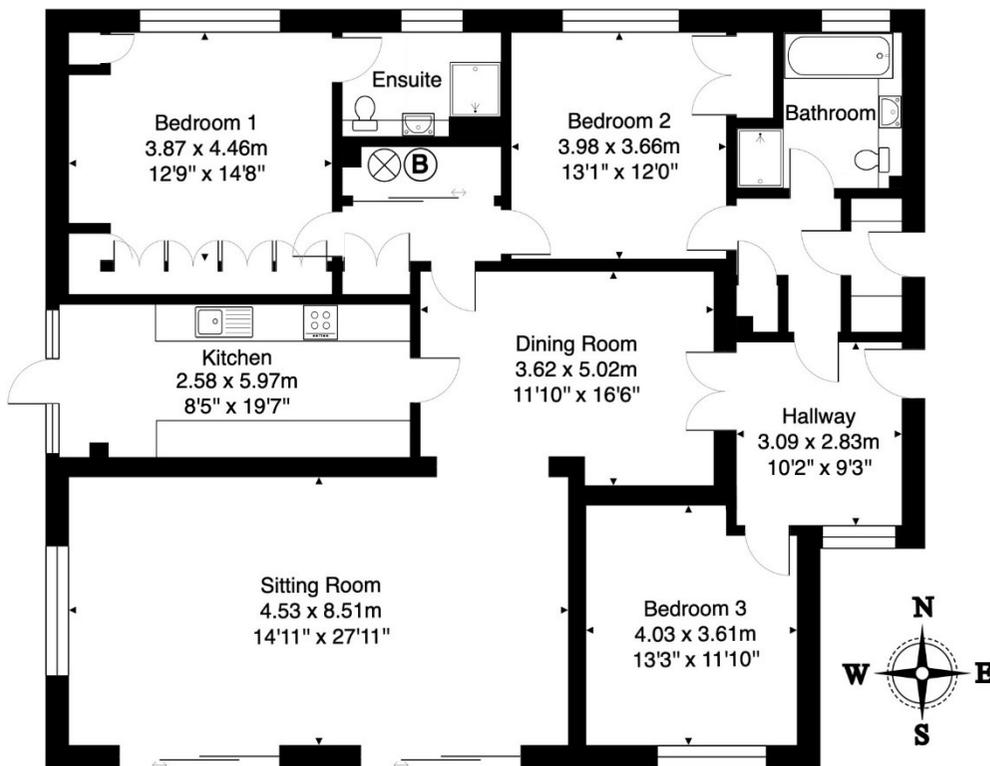
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To view this property call Robert Powell on **0121 454 6930**

Ground Floor  
Floor Area: 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>



2 Petersham Place, Edgbaston,  
Birmingham, B15 3RY.

Total Area: approximately 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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