ENGLANDS

73 Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RN

£175,000

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PROPERTY DESCRIPTION

A well-situated second floor apartment in a delightful and private tree lined location in sought after Edgbaston. Double glazing as specified, hall with cloaks/store cupboard, living/dining room, fitted kitchen, two bedrooms with built in wardrobes, shower room, garage in separate block, extended lease and no upward chain.

Chadbrook Crest is very well situated between Richmond Hill Road and Harborne Road. It is close to local shops in Chad Square, also regular transport services along Harborne Road leading through to comprehensive City Centre leisure, entertainment and shopping facilities. Further excellent amenities are available on and around Harborne High Street, and it is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre.

The property itself is situated on the second floor of this purpose-built low rise section, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach from Brook Road is via an open staircase for access to all floors.

Tel: 01214271974

Entrance door with spyhole leads into:

ENTRANCE HALL
Having UPVC double glazed window, ceiling light point, parquet flooring and built-in storage cupboard.

KITCHEN
3.29m max x 2.25m max (10'9" max x 7'4" max)
Having vinyl flooring, a range of wall and base units with worktop over, UPVC double glazed window, electric oven, gas hob and extractor fan over, ceiling light point, radiator, partial tiling to walls, single bowl sink drainer with mixer tap over and plumbing for washing machine. Storage cupboard housing Ideal gas boiler.

LIVING/DINING ROOM
5.59m max x 4.47m max (18'4" max x 14'7" max)
Having parquet flooring, two ceiling light points, UPVC double glazed window, built in shelving, radiator and fire escape door.

INNER HALL
Having ceiling light point, coving to ceiling and built-in storage cupboard.

BEDROOM ONE
4.49m max x 3.44m max (14'8" max x 11'3" max)
Having UPVC double glazed window, ceiling light point, radiator and built-in storage cupboard.

BEDROOM TWO
3.74m max x 2.73m max (12'3" max x 8'11" max)
Having UPVC double glazed window, radiator, ceiling light point, fire escape door and built-in storage cupboard.

SHOWER ROOM
Having vinyl flooring, low flush WC, fully tiled shower cubicle with wall mounted showerhead, ceiling light point, towel rail, hand wash basin with mixer tap over and storage below, partial tiling to walls and UPVC double glazed window.

OUTSIDE
There is a garage in separate block.

ADDITIONAL INFORMATION
Tenure: We have been advised the property is leasehold with 122 years remaining and a service charge of £2,399.36 per annum.
Council Tax Band: C

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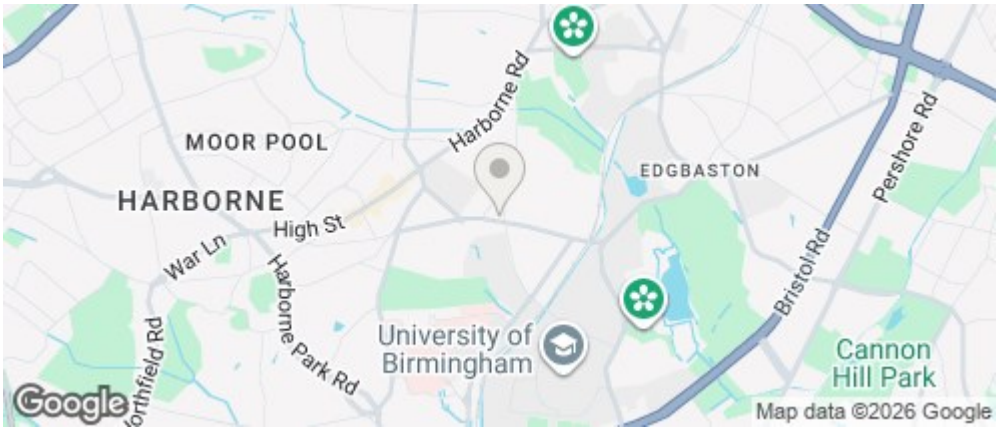
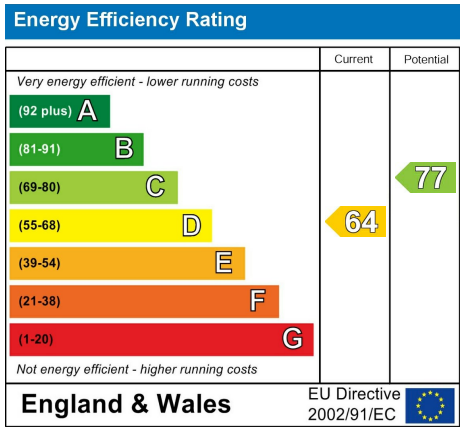
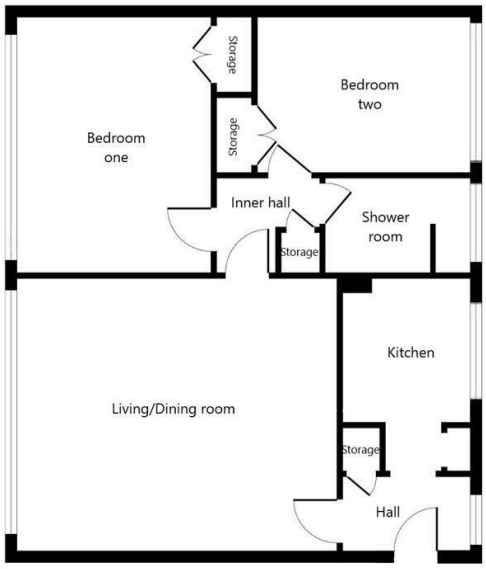
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

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Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.