

ENGLANDS



7 Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RL

£175,000





PROPERTY DESCRIPTION

A delightful first floor apartment situated a private development in Edgbaston. Double glazing as specified, lift service, hall with cloaks/store cupboard, living/dining room, two private balconies, newly fitted kitchen, two bedrooms with built in wardrobes, bathroom/WC, garage in separate block, extended lease of 123 years 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 development, which has the services of a caretaker, is set in delightful mainly lawned landscaped grounds with trees, borders and some communal parking facilities. Approach from Richmond Hill Road is via a communal entrance hall with security answerphone system. A lift service or staircase affords access to the floors.



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HALLWAY

Having three ceiling light points, built in storage cupboard, block Parquet flooring and electric heater.

RECEPTION ROOM

3.53m max x 5.62m max (11'6" max x 18'5" max)

Having two ceiling light points, two electric heaters, UPVC double glazed window and doors leading to balconies.

KITCHEN

3.48m max x 1.95m max (11'5" max x 6'4" max)

Having tiled flooring, a range of wall and base units with wooden style work top over, integrated electric oven, five ring gas hob with extractor fan over, integrated microwave, plumbing for washing machine, partial tiling to walls, single bowl sink drainer with mixer tap over, UPVC double glazed window overlooking side balcony, integrated fridge and freezer, ceiling light point, breakfast bar, serving hatch and built-in storage cupboard.

BEDROOM ONE

2.81m max x 4.78m max (9'2" max x 15'8" max)

Having ceiling light point, wall light, electric heater, UPVC double glazed window and built in wardrobe with cupboard above. Door leading to balcony.

BEDROOM TWO

3.09m max x 3.23m max (10'1" max x 10'7" max)

Having ceiling light point, electric heater, UPVC double glazed window overlooking balcony and built in wardrobe with cupboard above.

BATHROOM

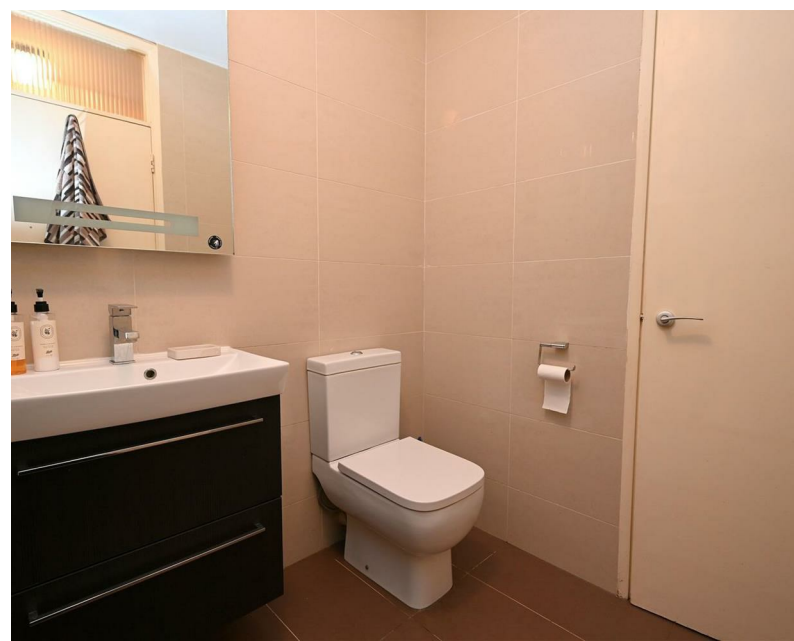
Having tiled flooring, panelled bathtub with mixer tap over and wall mounted electric shower, side screen, towel rail, tiling to walls, hand wash basin with mixer tap over being set into vanity storage unit, low flush WC, ceiling light point and airing cupboard housing water tank.

ADDITIONAL INFORMATION

Tenure: We have been advised the property is leasehold with 123 years remaining and subject to a service charge of £3,544.20 per annum.

Council Tax Band: B

Garage in separate block.



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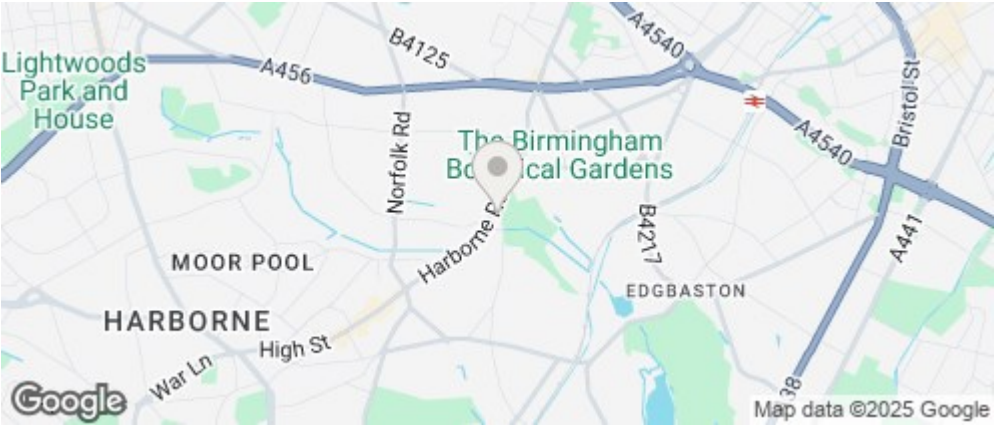




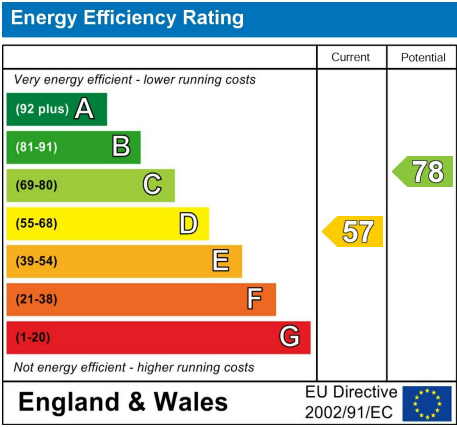
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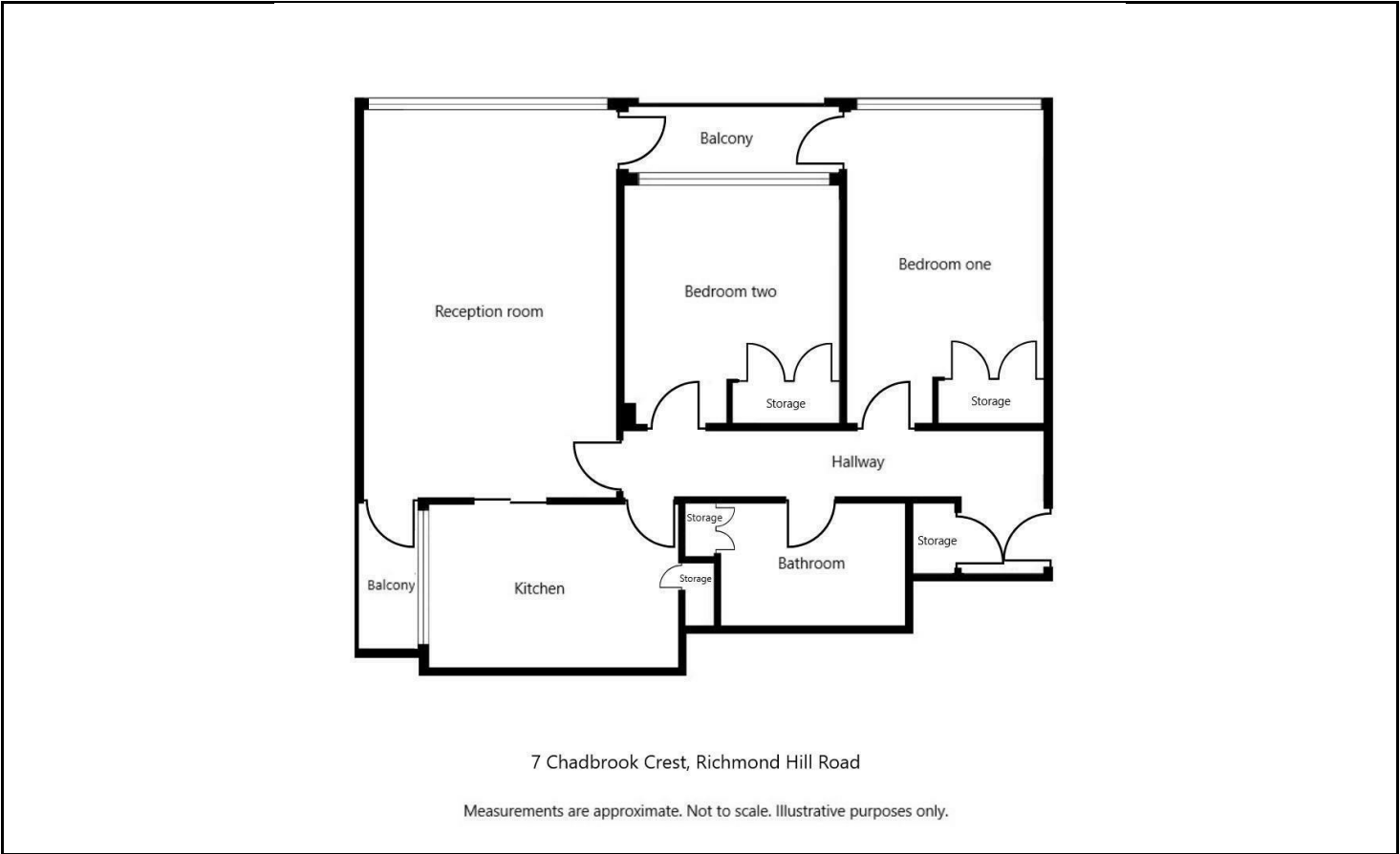
ROAD MAP



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

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