

HUNTERS®

HERE TO GET *you* THERE



3 Church Road

Edgbaston, Birmingham, B15 3SH

£1,000 Per Month



A one of a kind opportunity to acquire this immaculately presented top floor apartment situated in the highly desirable Audley St Georges Retirement Village. Located just outside of Birmingham City Centre the development includes a vast array of on-site facilities which includes gymnasium, swimming pool, salon, restaurant and bar with beautifully manicured gardens. Available from the beginning of July on an Unfurnished Basis.

****Please note this development is only applicable to people aged over 55****

The property itself is situated on the top floor which provides lift access from the reception area, it is completely double glazed and provides gas central heating. The apartment accommodation includes living dining room which has a west facing Juliet balcony. Fully fitted 'SieMatic' kitchen which includes integrated appliances, a spacious master bedroom with fitted wardrobes and en-suite which includes 'Villeroy' & 'Boch' sanitary-ware, the property is completed with a separate bathroom. Off street parking can be arranged directly with Audley St George at an additional monthly or annual cost.



Property Accommodation

Entrance Hallway

Living/Dining Room 13'9" x 12'11" (4.19m x 3.94m)

Kitchen 13'9" x 7'1" (4.19m x 2.16m)

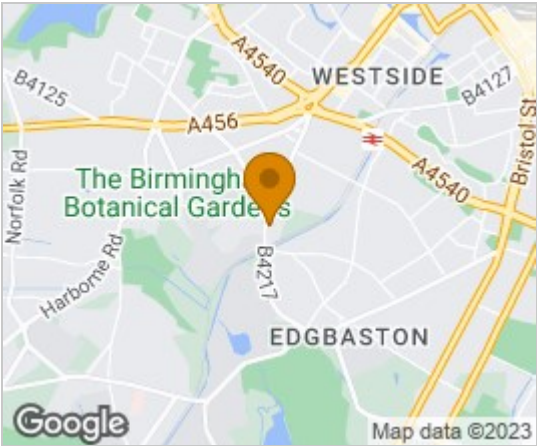
Bedroom One 16'8" x 11'4" (5.08m x 3.45m)

En-Suite Shower Room

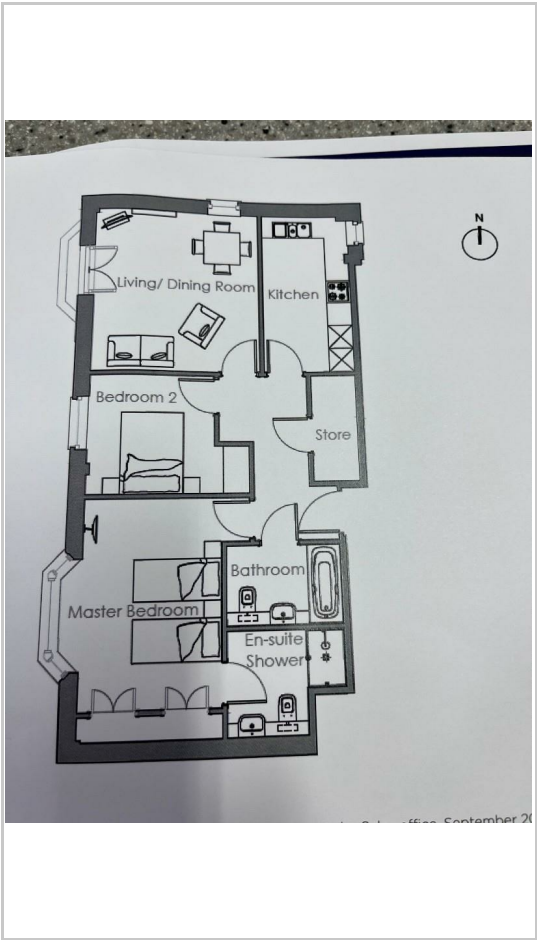
Bedroom Two 12'0" x 9'2" (3.66m x 2.79m)

Bathroom

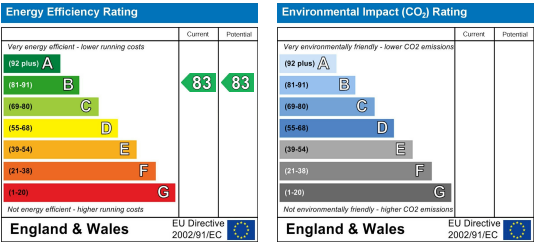
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.