







# Melville Road, , Birmingham, B16 9NJ

- Characterful and Spacious Second Floor Floor Mansion Style Apartment
- Three Double Bedrooms and just Under 2000 Square Feet
- Service Charge Includes Heating and Hot Water
- No Upward Chain
- Quiet and Popular Edgbaston Location
- Off-Street Residents Parking Available
- Excellent Access to Birmingham City Centre along with Harborne and Bearwood High Street's
- EPC Rating - D

## Offers In The Region Of £210,000

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An extremely spacious three bedroom mansion style apartment situated in this convenient location in Edgbaston. Positioned on the second floor, this beautifully presented characterful apartment offers just under 2000sqft of excellent contemporary accommodation whilst retaining a fantastic array of period features. With Residents On-Site Parking available and Being sold with No Upward Chain.

The property is set within beautifully maintained communal grounds and communal areas, with staircase and lift access up to the apartment. The property is leasehold and completely double glazed throughout with the management charge also including the cost of both the central heating and hot water and also includes a share within the freehold.

As you enter the property a welcoming hallway includes an eye-catching original "Parquet" flooring that stretches the full length of the property and into both the living and bedroom accommodation, with a number of useful built-in cupboards offering excellent storage.

A spacious through reception room provides separate living and dining areas, with a wonderful feature marble fireplace. The breakfast kitchen provides space for a breakfast table and chairs and access to the rear balcony and fire exit, with the kitchen comprising wall and base level units with complimentary work surfaces and integrated oven, gas hob and extractor unit, with space for all other kitchen appliances.

There are three very generously sized bedrooms, two include fitted wardrobes or storage and one with additional access to the rear balcony, and they are complimented by a fully tiled bathroom suite comprising WC, wash hand basin and bath with separate shower, with a further separate WC.









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The property is located in this quiet and leafy neighborhood which is in very close proximity to the Hagley Road, providing frequent and convenient access into Birmingham City Centre. The property is also ideally located for QE Medical Complex, Harborne and Bearwood High Street which provide a range of independent stores and well-known supermarkets, along with highly regarded eateries and gastro-pubs

Leasehold Information

We understand that the property is a leasehold with approximately 98 years remaining on the lease, with an annual service charge payable of approximately £1,162. 83 per quarter which includes the cost of hot water and heating and also includes a share of the freehold. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).




Total floor area 111.3 m² (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Viewings**

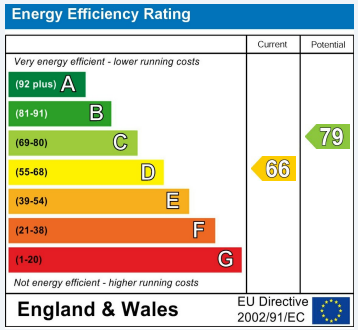
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




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.

The Property Ombudsman

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