

# ENGLANDS



47 Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RL

£170,000







### PROPERTY DESCRIPTION

A well presented and newly refurbished 11th floor apartment enjoying delightful and extensive views of Edgbaston and City Centre. Double glazing as specified, lift service, hall with cloaks/store cupboard, living/dining room, two private balconies, fitted kitchen, two bedrooms with built in wardrobes, bathroom/WC, 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 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.



Tel: 01214271974



The property has been refurbished to an excellent standard, as you enter you walk into the hallway it provides access into all accommodation and includes a useful storage cupboard.

A large lounge area provides two separate balconies for outside space and ample space for both living and dining room furniture with a service to the kitchen. The modern refitted kitchen comprises wall and base units with complimentary work surfaces and an integrated oven and electric hob with extractor above, with space for other kitchen appliances and a pantry area.

The property provides two generously sized double bedrooms, both complete with built-in wardrobes and the main bedroom having access to the private balcony. The bedrooms are perfectly complimented with a refitted fully tiled bathroom suite comprising WC, vanity sink unit, bath with mixer taps and separate electric shower with airing cupboard.

The property is superbly located within this premier area of Edgbaston perfectly positioned for convenient access to both QE Medical Complex and Birmingham University. Residents of the local area will find a host of locations for local amenities in close proximity and easily accessible, including Harborne High Street with its high end shops and supermarkets, award winning eateries and cafe culture and Birmingham City Centre with its vast array of shopping and leisure facilities

#### LIVING/DINING ROOM

3.55m max x 5.63m max (11'7" max x 18'5" max)

#### KITCHEN

3.30m max x 2.00m max (10'9" max x 6'6" max)

#### BEDROOM ONE

2.83m max x 4.62m max (9'3" max x 15'1" max)

#### BEDROOM TWO

3.09m max x 3.21m max (10'1" max x 10'6" max)

#### ADDITIONAL INFORMATION

Tenure: We are advised the property is a leasehold with 134 years remaining, with a service charge payable of £3,544.20 per annum with an annual ground rent payable of £80. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).

Council Tax Band: B

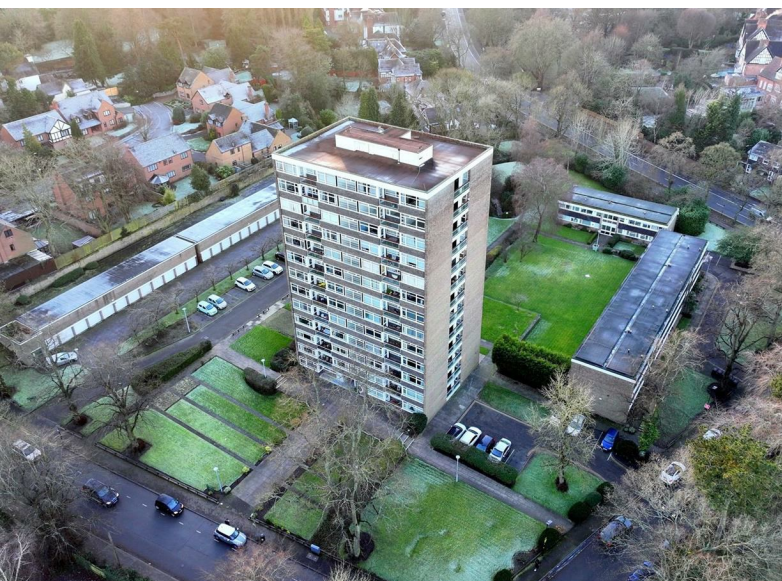




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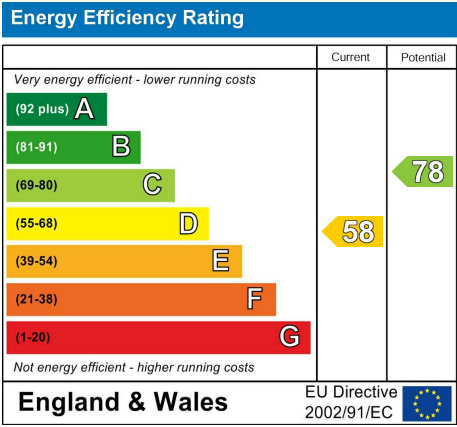


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ROAD MAP



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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