

ENGLANDS



24 Malmesbury Park, 12 Hawthorne Road

Edgbaston, Birmingham, B15 3TY

£189,000





PROPERTY DESCRIPTION

Spacious apartment set in a sought-after location. The property enjoys views over the communal grounds and briefly comprises lounge/dining room, breakfast kitchen, two double bedrooms, bathroom and separate WC. Double glazing, gas-fired warm air central heating and garage in separate block.

Malmesbury Park is located on Hawthorne Road which leads off Harborne Road. It is close to local shops in Chad Square and regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street. Edgbaston Archery and Lawn Tennis Club, the oldest tennis club in the world is within easy reach. There are some excellent schools in the vicinity and the property is in the current catchment area for Chad Vale Primary School. Blue Coat School is also nearby.

The property itself is situated on the second (top) floor of this low rise three-storey purpose-built block, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system and stairs lead to the second floor.



Tel: 01214271974



Entrance door with spy hole leads into:

HALLWAY

Having security answerphone, ceiling light point and useful storage cupboard.

LOUNGE/DINING ROOM

6.55m max x 3.51m max (21'5" max x 11'6" max)
Spacious and light-filled room having two ceiling light points, two UPVC double glazed windows enjoying pleasant outlook over the established communal grounds, wall-mounted electric fire and fitted shelving.

BREAKFAST KITCHEN

3.89m max x 3.48m max (12'9" max x 11'5" max)
Having a range of matching wall and base units, UPVC double glazed window overlooking the communal grounds, one and a half bowl stainless steel sink drainer with mixer tap over, integrated electric oven with electric hob over, roll top work surfaces, vinyl flooring, two ceiling light points, useful storage cupboard and breakfast bar area.

INNER LOBBY

Having ceiling light point, cupboard housing the hot water tank and further cupboard housing the gas fired warm air central heating system.

BEDROOM ONE

4.01m max x 3.53m max (13'1" max x 11'6" max)
Having UPVC double glazed window overlooking the grounds, ceiling light point and fitted wardrobes.

BEDROOM TWO

3.53m max x 2.75m max (11'6" max x 9'0" max)
Having UPVC double glazed window overlooking the grounds and ceiling light point.

BATHROOM

Having bath with mixer tap over and wall-mounted electric shower above, side screen, part complementary tiling to walls, UPVC double glazed window with obscured glazing, pedestal wash handbasin with mixer tap over, wall-mounted mirror cabinet and ceiling light point.

SEPARATE WC

Having low flush WC, part complementary tiling to walls, UPVC double glazed window with obscured glass, ceiling light point and laminate flooring.

OUTSIDE

Delightful well-established communal grounds. Unallocated parking is available adjacent to the property.

Garage in separate block with metal up and over door.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD - We are advised that there are 129 years remaining. A variable service charge is payable, currently amounting to £2,610 per year.

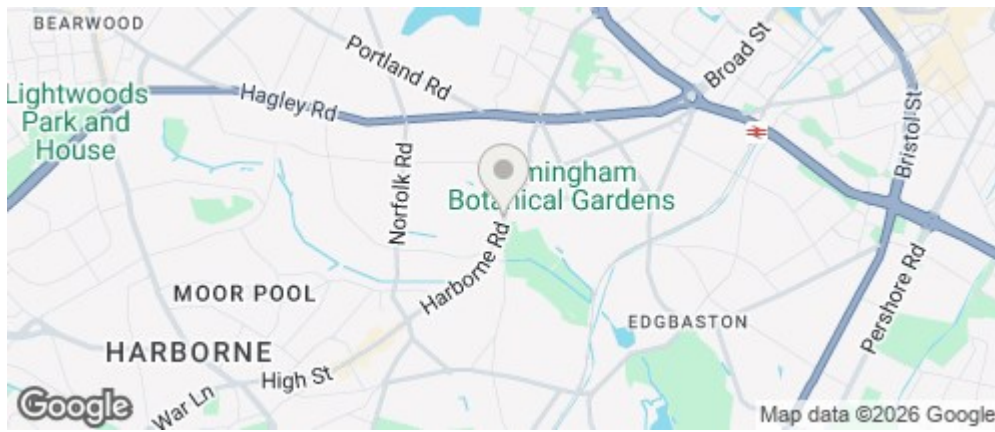
COUNCIL TAX BAND - C



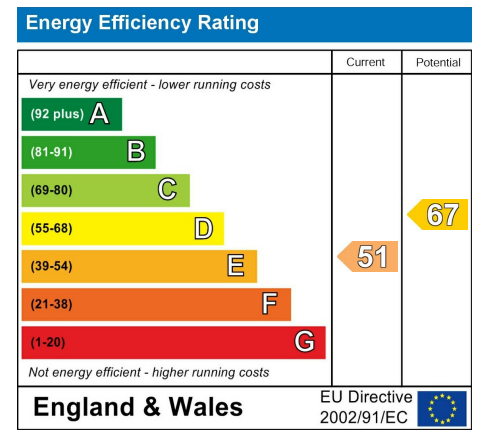
ENGLANDS



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

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.