

# ENGLANDS



24 Malmesbury Park, 12 Hawthorne Road  
Edgbaston, Birmingham, B15 3TY

£185,000





## 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



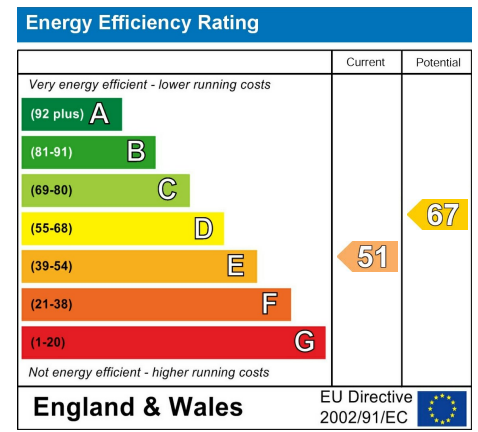
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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