

# ENGLANDS



## Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RN

£185,000





## PROPERTY DESCRIPTION

A well situated second floor apartment in a delightful and private tree lined location in sought after Edgbaston. Double glazing as specified, hall with cloaks/store cupboard, living/dining room, fitted kitchen, two bedrooms with built in wardrobes, shower room, 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 property itself is situated on the second floor of this purpose-built low rise section, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach from Brook Road is via an open staircase for access to all floors.



Tel: 01214271974

# Chadbrook Crest Richmond Hill Road



Entrance door with spyhole leads into:

## ENTRANCE HALL

Having UPVC double glazed window, ceiling light point, parquet flooring and built-in storage cupboard.

## KITCHEN

3.29m max x 2.25m max (10'9" max x 7'4" max)

Having vinyl flooring, a range of wall and base units with worktop over, UPVC double glazed window, electric oven, gas hob and extractor fan over, ceiling light point, radiator, partial tiling to walls, single bowl sink drainer with mixer tap over and plumbing for washing machine. Storage cupboard housing Ideal gas boiler.

## LIVING/DINING ROOM

5.59m max x 4.47m max (18'4" max x 14'7" max)

Having parquet flooring, two ceiling light points, UPVC double glazed window, built in shelving, radiator and fire escape door.

## INNER HALL

Having ceiling light point, coving to ceiling and built-in storage cupboard.

## BEDROOM ONE

4.49m max x 3.44m max (14'8" max x 11'3" max)

Having UPVC double glazed window, ceiling light point, radiator and built-in storage cupboard.

## BEDROOM TWO

3.74m max x 2.73m max (12'3" max x 8'11" max)

Having UPVC double glazed window, radiator, ceiling light point, fire escape door and built-in storage cupboard.

## SHOWER ROOM

Having vinyl flooring, low flush WC, fully tiled shower cubicle with wall mounted showerhead, ceiling light point, towel rail, hand wash basin with mixer tap over and storage below, partial tiling to walls and UPVC double glazed window.

## OUTSIDE

There is a garage in separate block.

## ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: We have been advised the property is leasehold with 122 years remaining and a service charge of £2,399.36 per annum.



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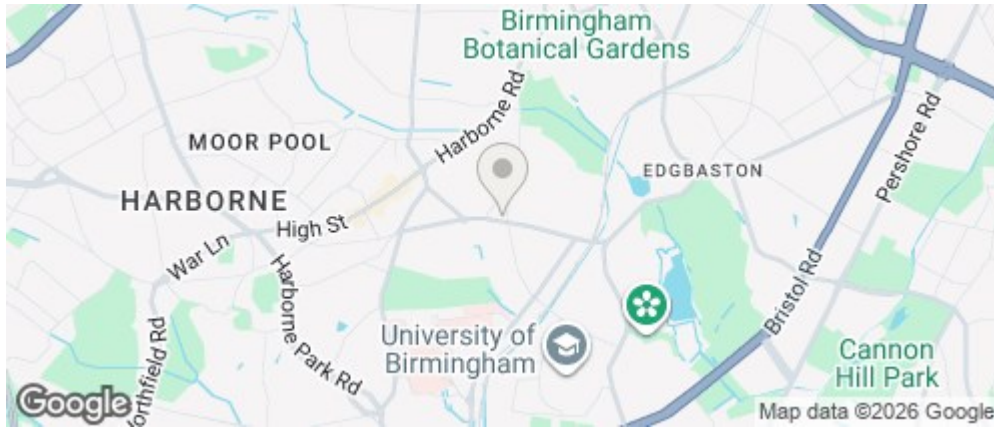




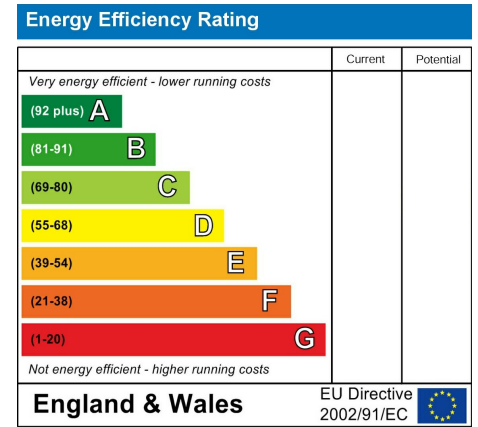
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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