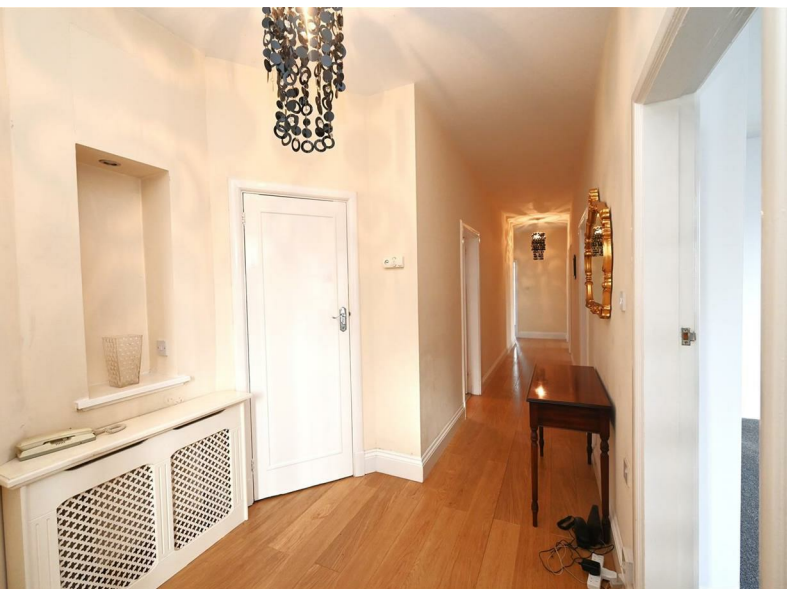


ENGLANDS



4 Norfolk Court Hagley Road
Edgbaston Birmingham, B16 9LY

£225,000





PROPERTY DESCRIPTION

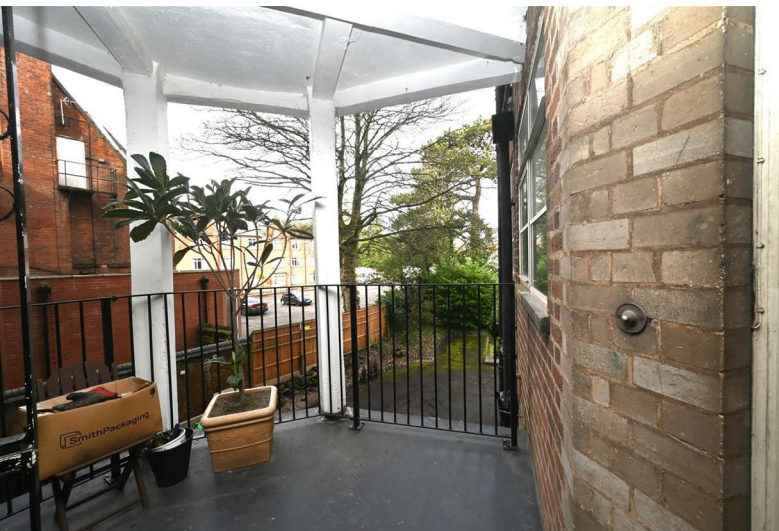
First floor mansion style apartment having many delightful Art Deco original features retained throughout. This spacious property comprises large lounge/dining room, fitted kitchen, three bedrooms, bathroom, additional WC and shared rear balcony. Number 4 Norfolk Court is one of only two apartments in this development to have the benefit of a garage included, together with a parking space.

The property is very well-located for good transport connections into Birmingham City Centre with its host of facilities. The Queen Elizabeth Hospital and the MMUH are also within easy reach, as well as Birmingham University, Aston University and UCB. Edgbaston Village, the Midland Metro and Harborne are also within easy reach. Motorway connections to the M5 and M6 are also readily accessible.



Tel: 01214271974

4 Norfolk Court Hagley Road



Entrance door leads into communal hallway. There is a lift and stairs to the upper floors. Number 4 is located on the first floor.

HALLWAY

Spacious hall having radiator with ornate cover, useful storage cupboard, two ceiling light points and laminate flooring.

LOUNGE/DINING ROOM

7.83m max x 5.22m max into bay (25'8" max x 17'1" max into bay)

Having three metal double glazed windows, two radiators with ornate covers and two ceiling light points.

KITCHEN

3.41m max x 3.04m max (11'2" max x 9'11" max)

Having a range of matching wall and base units, laminate work surfaces, single bowl composite sink drainer with mixer tap over, double glazed metal window overlooking the rear, tiled floor, recessed ceiling spotlights, useful walk-in pantry having fitted shelving and vent for tumble dryer, radiator, door out to rear shared seating area/ balcony and fire escape. Integrated appliances include Siemens electric oven, Siemens microwave, Siemens slimline dishwasher, Siemens electric hob, fridge and wall-mounted extractor fan. Appliance space and plumbing for washing machine.

BEDROOM ONE

5.22m max into bay x 4.20m max (17'1" max into bay x 13'9" max)

Having metal double glazed bay window overlooking the side elevation, radiator with ornate cover, further metal double glazed window overlooking the rear, ceiling light point and built-in storage cupboard.

BEDROOM TWO

4.24m max x 3.26m max (13'10" max x 10'8" max)

Having metal double glazed window overlooking at the side, radiator with ornate cover, wall-mounted Worcester gas boiler and ceiling light point.

BEDROOM THREE

3.78m max into bay x 3.48m max (12'4" max into bay x 11'5" max)

Metal double glazed Bay window overlooking the rear, radiator with ornate cover, ceiling light point and built-in storage cupboard.

BATHROOM

Having panelled bath with side screen and wall-mounted shower over plus mixer tap, pedestal wash basin with mixer tap over, low flush WC, part complementary tiling to walls, tiled floor, recessed ceiling spotlights, extractor fan, radiator, further heated towel rail and double glazed metal window with obscured glazing.

WC

Having mid flush WC, part complementary tiling to walls, tiled floor, ceiling light point and double glazed metal window with obscure glazing

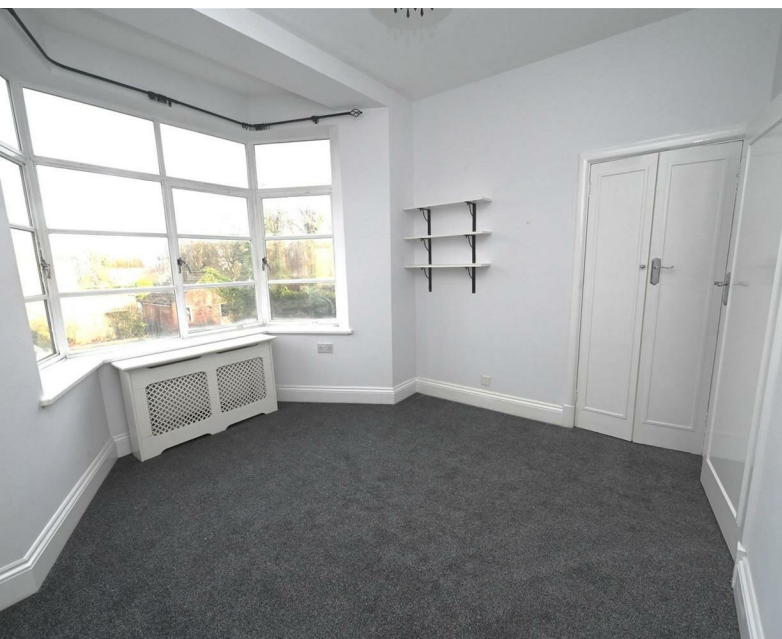
OUTSIDE

ADDITIONAL INFORMATION

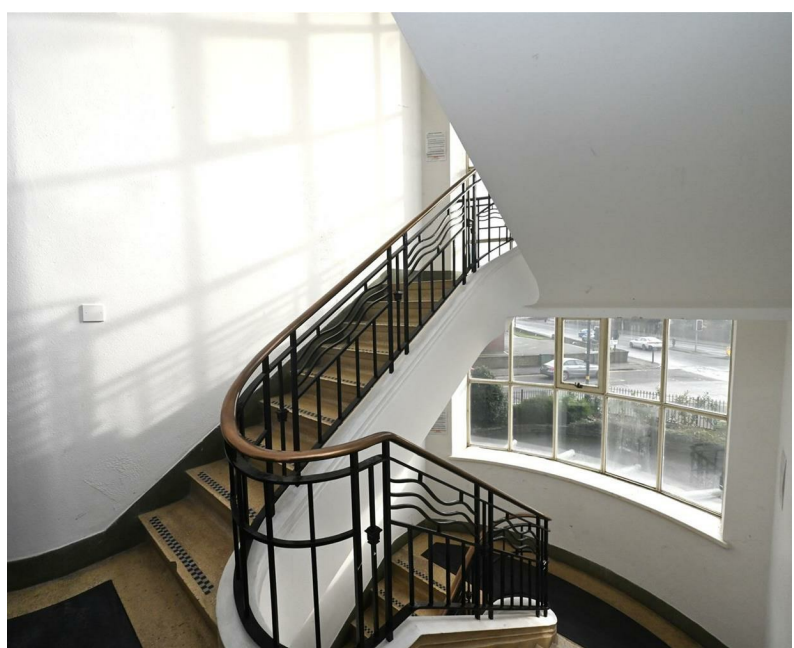
COUNCIL TAX BAND: E

TENURE: LEASEHOLD - SHARE OF FREEHOLD TBC

SERVICE CHARGE: We are advised that the current service charge payable is £2,800.00 p.a.



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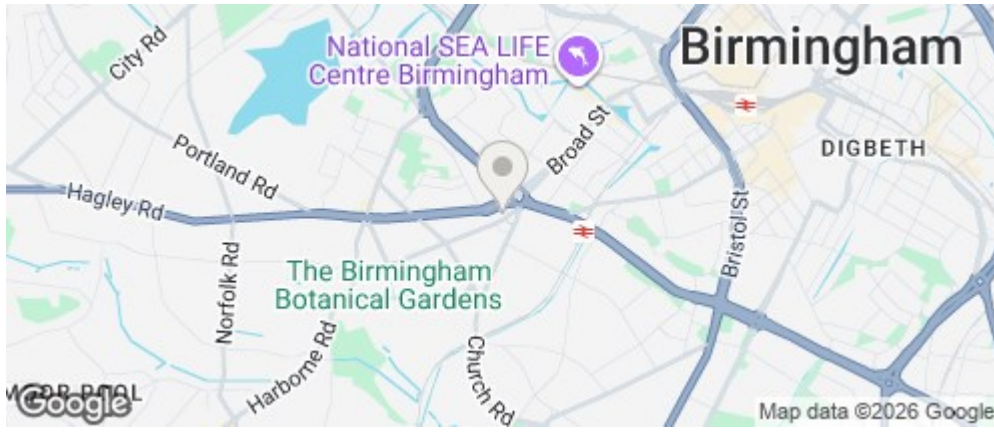




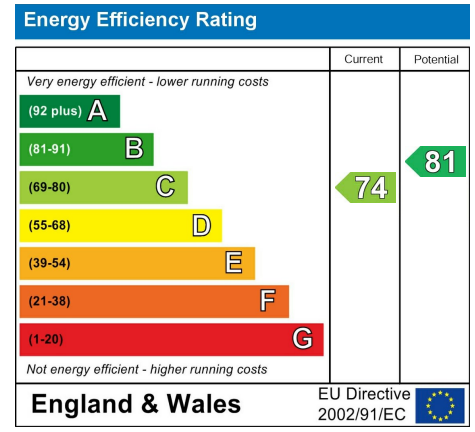
ENGLANDS



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.