

FOR SALE



Kenilworth Court, Hagley Road, Edgbaston, B16
3 Bedroom Apartment, Asking Price Of £275,000

MARTIN&CO

- No chain
- Lift
- 2nd floor
- High ceilings
- Original features

This impressive 1930's apartment in the prestigious gated community of Kenilworth Court is a prime example of a bygone era, retaining an abundance of original features. The high ceilings with original decorative mouldings flooring and sash windows flood the rooms with natural light.

As soon as you step inside this property we are sure that you will feel right at home and be excited at the prospect of what this house could offer. The large hallway creates an impressive entrance, and with three double cupboards allows plenty of storage space to discard your coats and kick off your shoes after a long, hard day at work. The feeling of space continues when you step into the lounge which can accommodate the largest of sofas allowing you to stretch out in comfort in front of the original fireplace. Quadruple folding doors connect the lounge to the dining room which is a great size for the largest of dinner parties. The kitchen is also of a good size and has plenty of cupboard space for all your pots and pans including a sizable pantry, and is great for preparing those dinner party masterpieces, or a simple chat over a cup of coffee. The three double bedrooms allow flexible space for family, guests or a homeworking office. The two largest bedrooms also benefit from double wardrobes. The bathroom and cloakroom retain beautiful original art deco tiling, preserving the period ambience. In addition, the property benefits from a useful further WC off the rear entrance vestibule. Outside, the property benefits from beautiful manicured lawns which are shared with the other residents, perfect for an al fresco



glass of wine after work in the summer, and secure gated parking gives peace of mind.

The building itself, along with the communal area also scream "Art Deco" with a wonderful cage style lift accessing all floors and large double wooden doors to access the building, giving it a very grand feel. Situated in leafy Edgbaston, the property is convenient for both the city centre as well as the nearby Queen Elizabeth Hospital, and is particularly easy to commute to by train from nearby Five Ways train station. With the current tram line extensions the apartment will be a stone's throw from a tram stop in the not too distant future. The property is within easy reach of several supermarkets, restaurants and bars, local shops and is accessible to the A38, M6 motorway and Birmingham International Airport

ROOM SIZES:

Entrance Hall

Three Storage Cupboards

Lounge: 20' 4" x 13' 6" (6.2m x 4.11m) (Into bay)

Dining Room: 14' 6" x 11' 4" (4.42m x 3.45m)

Kitchen: 10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom One: 14' 8" x 11' 5" (4.47m x 3.48m) (into bay)

Bedroom Two: 17' 0" x 11' 8" (5.18m x 3.56m)

Bedroom Three: 13' 1" x 8' 6" (3.99m x 2.59m)

Bathroom: 9' 6" x 6' 4" (2.9m x 1.93m)

Cloakroom

W.C.

Rear entrance vestibule

OUTSIDE

Secure Un-allocated Parking

LEASEHOLD INFORMATION:

Leasehold with a share of freehold

Lease Length - 125 years from the 25th March 1993

Service Charge - £4,129pa

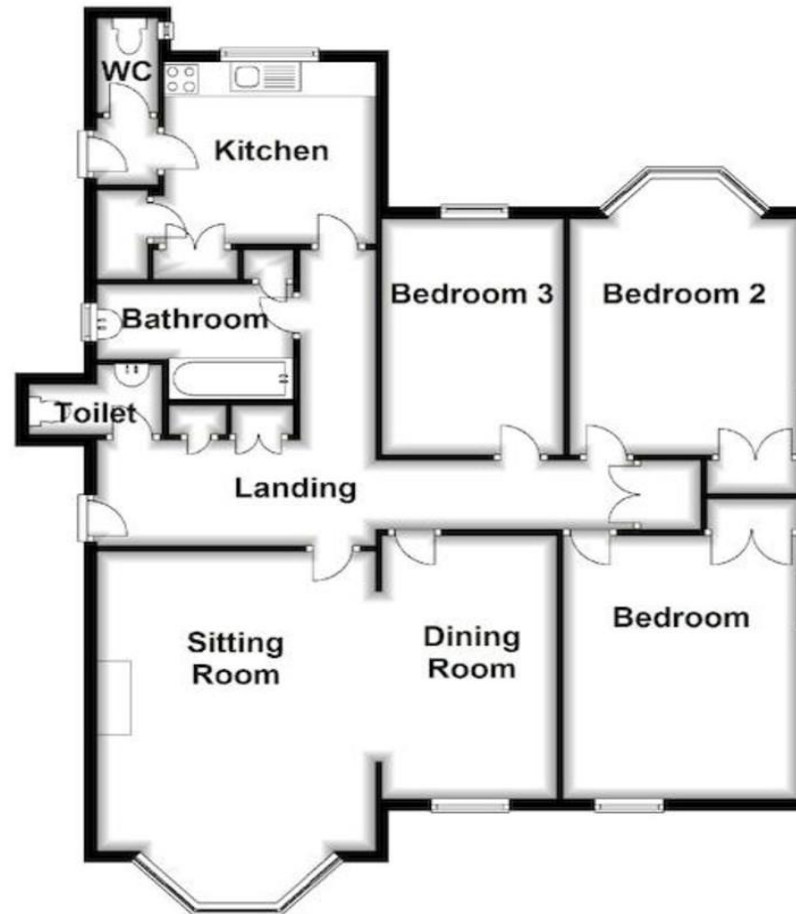
Ground Rent - £25pa

Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Ground Floor

Approx. 115.8 sq. metres (1246.3 sq. feet)



Total area: approx. 115.8 sq. metres (1246.3 sq. feet)

The purpose of this plan is to show the layout only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.