

## 23 ELMWOOD COURT, EDGBASTON, B5 7PD



AN IMMACULATELY PRESENTED SECOND FLOOR FLAT SITUATED IN THIS SOUGHT AFTER LOCATION AND OFFERING AN EXCELLENT OPPORTUNITY TO BOTH FIRST TIME AND INVESTMENT BUYERS.

EXTENDED LEASE.  
EPC BAND RATING F

**OFFERS IN THE REGION OF £114,950**



### **Location**

ELMWOOD COURT is a purpose built development situated on the PERSHORE ROAD which is a main artery access to Birmingham City Centre yet has all amenities close at hand including Birmingham University, the Queen Elizabeth Medical Complex and the new Dental Hospital. In addition the apartment has stunning views of Edgbaston Cricket ground and Canon Hill Park is close by. The property is opposite Calthorpe Park.

### **Introduction**

23 ELMWOOD COURT is a purpose built second floor flat which benefits from double glazing and had been totally refurbished by the present owners and is in immaculate decorative order together with newly fitted carpets. Offering an excellent opportunity to both first time and investment buyers. The flat is approached via a communal entrance hall with security entry phone and lift to the 2nd floor, the accommodation comprises:

### **Communal Entrance Hall**

Communal entrance hall with security entry phone, stairs and lift to the SECOND FLOOR LANDING.



### **Reception Hall**

Having security entry phone, double door cloaks cupboard, airing cupboard with lagged hot water tank, ceiling light point and hardwood front door.

### **Living/Dining Room**

16'5" x 11'6" (5.00m x 3.51m) Wall mounted electric panel heater, power points, serving hatch, double doors to BEDROOM, door to BALCONY and dual aspect double glazed windows to front and side.





### **Balcony**

Accessed from LIVING ROOM and having views towards Calthorpe Park.



### **Fitted Kitchen**

9'2" x 6'5" (2.79m x 1.96m) Having sink unit and drainer with base units beneath, range of matching base and wall units, contrasting work tops, single door oven, four ring hob, plumbing for washing machine, integrated fridge/freezer, serving hatch to living room and double glazed window to side.



### **Double Bedroom**

11'9" x 11'2" (3.58m x 3.40m) Having power points, ceiling light point, double doors to LIVING ROOM and double glazed window over looking the front and BALCONY.





### **Fully Tiled Bathroom**

Comprising white suite of panelled bath with electric shower over, wash hand basin, low level wc and wall mounted fan heater.



### **Outside**

The flat stands in well kept communal grounds with on site car parking.

### **Garage**

Garage situated in separate block.

### **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is leasehold with approx 130 years remaining. There is an annual service charge amounting to £1864.

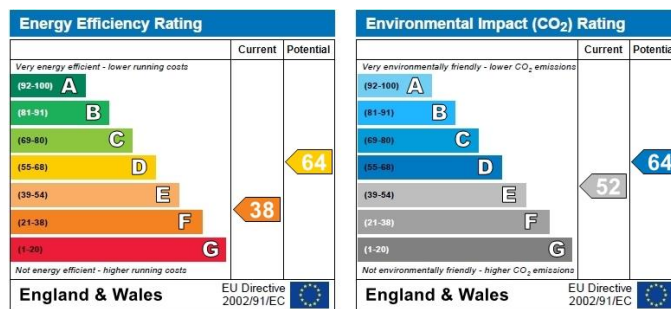
**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.









#### 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. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent 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".

#### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the 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 a final inspection of the property prior to exchange of contracts".