



**HADLEIGH**

Estate Agents • Surveyors • Valuers

**36 ABOYNE CLOSE, PERSHORE ROAD,  
EDGBASTON, B5 7PQ**



**A MODERN GAS CENTRALLY HEATED TWO BEDROOM END TERRACE WITH  
INTEGRAL GARAGE SITUATED IN THE PRIVATE GATED CUL DE SAC.  
EPC BAND RATING TBC**

**OFFERS IN THE REGION OF £230,000**



## Location

ABOYNE CLOSE 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

This modern gas centrally heated end terrace is approached via a private electronically controlled gated access. Set back behind a block set driveway and front garden the accommodation comprises: Porch, reception hall, fitted kitchen with appliances, full width living room with part vaulted ceiling, two double bedrooms and bathroom. To complement the property is an integral garage with electric up and over doors and secluded easily maintained rear gardens.

## On The Ground Floor

Set back beyond a block set drive and front garden the accommodation comprises:

### Open Storm Porch

With bin store, wall mounted coach lamp and security entry phone.

### Reception Hall

Mirrored sliding door cloaks, cupboard, security entry phone, central heating radiator, ceiling light point, cornice and hardwood front door.

### Fitted Kitchen

8'2" x 6'8" (2.49m x 2.03m) Sink unit and drainer with bas unit beneath, further base and wall units, matching work tops, single door oven four ring hob, extractor hood, fitted washing machine, fridge/freezer, wall tiling, wall mounted gas boiler and double glazed window to front.



### Full Width Living Room

16'3" x 12'7" (4.95m x 3.84m) Wall mounted gas fire, central heating radiator, power points, wall light points, stair case to FIRST FLOOR LANDING, part vaulted ceiling with exposed beams and sliding double glazed patio doors to the REAR GARDEN.





## Part Vaulted Ceiling



## On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING.

### Bedroom One

12'7" x 9'1" (3.84m x 2.77m) Having built in sliding mirrored door wardrobes, central heating radiator, power points, ceiling light point and double glazed window to front.



### Bedroom Two

11'6" x 8'3" (3.51m x 2.51m) Having built in sliding mirrored door wardrobes, central heating radiator, power points, ceiling light point and double glazed window to front.





### **Fully Tiled Bathroom**

Comprising panelled bath with hand held shower and curtain, wash hand basin, low level wc, shaver socket, access to LOFT and opaque double glazed window.



### **Outside**

The property is approached via a secure gated access and is set back behind a small front garden.

The delightful and easily maintained rear gardens are fully enclosed and comprise flag patio, mature trees and shrubs, borders, outside security light and side gate.



### **Integral Garage**

Set back beyond a block set front drive and having remote controlled up and over doors to both front and rear.



### **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 Freehold.

**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".

