



Holly Mount

291 Hagley Road

Edgbaston

B16 9LS

Asking Price Of **£160,000**

Architecturally designed & Professionally Renovated

New Fuse Box

Extended Lease & Resident Controlled Free-hold

Lush & Tidy Communal Gardens





Property Description

DESCRIPTION A well-presented and recently renovated apartment situated within the leafy suburb of Edgbaston. This property features a generous entrance hall, spacious lounge (with space for a dining area), renovated kitchen, renovated bathroom, two spacious bedrooms, double glazing and gas central heating. The property is set within communal gardens and further offers its own garage for all your storage needs. The property is ideal for a first time buyer or a young family and is offered with no upward chain.

LOCATION This apartment is situated in leafy Edgbaston, across the road from the Calthorpe Estate and a short distance from the City Centre. It benefits from close proximity to public transport connections (train and bus).

Just five minutes away is the picturesque gothic church of St Augustine, as well as other amenities such as shops, restaurants and pubs. The beautiful Edgbaston reservoir and park is just a ten minute walk away whilst the Edgbaston Cricket Ground is a short fifteen minute drive.

ENTRANCE HALL Front door gives access from communal hallway, doors leading off to all main rooms, door to built in storage room, ceiling light point, single radiator, wall mounted inter-com phone.

LOUNGE 17' 5" x 10' 9" (5.31m x 3.28m) Full height Upvc double glazed window, two wall mounted radiators, two ceiling light points, door to kitchen.

KITCHEN 13' 4" x 6' 11" (4.06m x 2.11m) Renovated kitchen comprising bespoke base units set under new worktop, single drainer sink and mixer tap, space and plumbing for washing machine, space for cooker with a fitted stainless Steel extractor hood and further space for free-standing fridge and freezer, wall mounted radiator, large Upvc double glazed picture window, wall mounted gas central heating boiler and new modern spot lighting.

BEDROOM 1 13' 11" x 10' 9" (4.24m x 3.28m) Upvc double glazed window, ceiling light point and wall mounted radiator.

BEDROOM 2 12' 1" x 6' 10" (3.68m x 2.08m) Upvc double glazed window, wall mounted radiator and ceiling light point.

BATHROOM Refitted white bathroom with contrasting black fittings comprising Panelled bath with shower over, fitted shower screen wash basin and low level W.C. Tiled walls with fitted double mirror, wall mounted radiator and fitted extractor fan.

GROUND The property is set with communal grounds which are set to lawns and is well screened by mature trees. There are available parking areas which also gives access to the en bloc garages. The garage for No 18 is the first in the bloc and has a metal up over door.

Floor Layout



Total area: approx. 61.2 sq. metres (658.5 sq. feet)

Total approx. floor area 659 sq ft (61 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	78

Edgbaston Branch
 0121 4565454
 edgbaston@jameslaurenceuk.com
 5 Chad Square, Hawthorne Road, Edgbaston,
 Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements