

Kenilworth Court

Edgbaston

B16 9NU

Offers Over £190,000

First Floor Apartment

Feature High Ceiling

Modern Kitchen

1006 Sq. Ft.



Property Description

DESCRIPTION A well presented first floor and spacious two bedroom mansion style apartment in one of Edgbaston's most loved developments-Kenilworth Court, totaling over 1000 square feet.

The property boasts a beautiful juxtaposition of character features of high ceilings and picture windows and art deco style, complimented by modern fittings of bathroom and fitted kitchen-complete with oven, four ring hob and storage with Worcester boiler. A separate living room offers front aspect, with further features of WC, a plethora of integrated storage, secondary glazing (where specified) and gas central heating.

LOCATION Kenilworth Court itself offers a convenient location with Hagley Road (A456) road access and public transport links in to the nearby Birmingham city centre. It boasts secure intercom access and the luxury of gated access, with communal parking and grounds.

Leisure facilities are provided with The Edgbaston Priory club close-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

The property is within easy reach of local shop amenities such as Morrisons superstore and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

FOR SALE BY CONDITIONAL AUCTION Auction Method:

The auction for this property will be conducted online through our online-bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.

The timeslot for the auction is displayed on SDL Auctions' website. To view this, search for the property via their website, then click onto the property to view the property details. The time remaining to bid, and end date of the auction, is displayed on the page.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

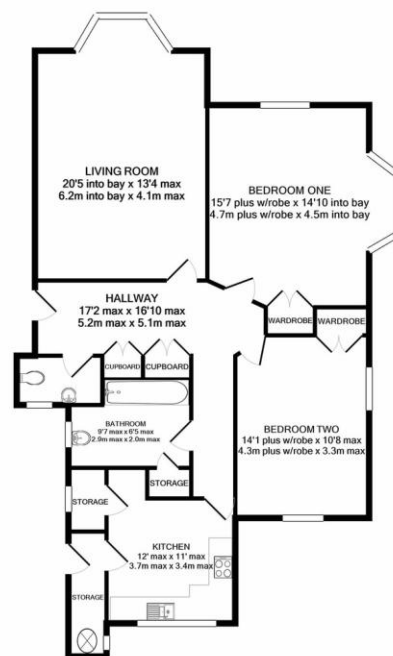
When you place your bid, you are deemed to have agreed to SDL Auctions' Buyers Terms (England & Wales) which are available to read on SDL Auctions' website.

Auction type- Conditional with Reservation Fee

If you are the highest bidder when the auction for the property comes to an end, you will enter



Floor Layout



TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 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.

Total approx. floor area 1,006 sq ft (93 sq m)

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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		
(11-20)	G		
Not energy efficient - higher running costs			
		71	82

England, Scotland & Wales EU Directive 2002/91/EC

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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