



# Elmwood Court

Edgbaston

B5 7PD

Asking Price Of **£135,000**

*One-Bedroom Apartment*

**\*\*EWS1 FORM GRANTED\*\***

*Refurbished To Excellent Standard*

*Garage En-Bloc*



## Property Description

**DESCRIPTION** A fifth floor one bedroom apartment refurbished to an excellent standard within a popular residential development. The well presented property boasts modern fittings as the current vendor has taken the care and time to finish to a high specification including new heating system, contemporary fitted kitchen-complete with built in cooker, induction hob and dishwasher, which opens from the living area making a very open social feel. A double bedroom and contemporary shower room are further included, with ample storage cupboards-including one currently housing a washing machine, double glazing and secure entry system (and of course a lift to the fifth floor). Buyers should be delighted with the luxuries of a long lease, private balcony with greenery aspect and the all important garage en bloc.

The property has had an EWS report and has passed with an A1 rating

**LOCATION** Located opposite Calthorpe Park, its location is in close proximity to the city centre by road and transport links with Cannon Hill park and Edgbaston recreational facilities and Queen Elizabeth Hospital in the opposite direction

Not only a rarity, but when complimented by its location, makes this of the highest potential for first time buyers, city working professionals and the buy to let landlord looking to diversify their portfolio.

Internal viewing highly recommended.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others if any



## Floor Layout



Total area: approx. 47.2 sq. metres (508.0 sq. feet)

Total approx. floor area 508 sq ft (47 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.

%epcGraph\_c\_1\_168%

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,

Birmingham, West Midlands, B15 3TQ

*JL*  
**James Laurence**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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