



# Richmond House Highfield Road Edgbaston

B15 3ED

Asking Price Of **£335,000**

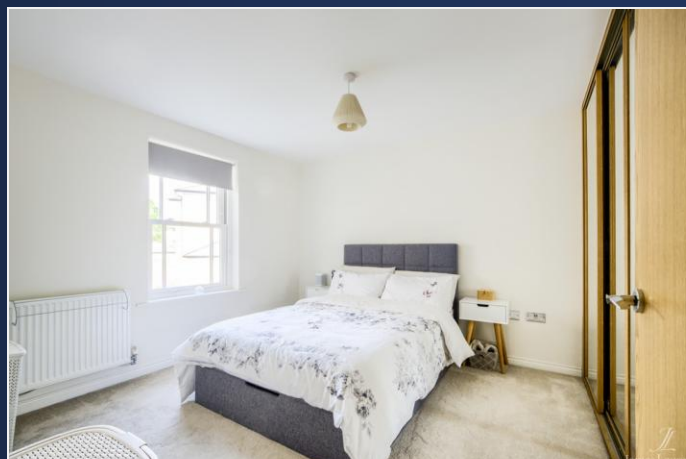
*Two Large Double Bedrooms*

*Secure, Allocated Parking*

*First Floor Apartment*

*Located on the Highly Desirable Calthorpe Estate*





## Property Description

**DESCRIPTION** Located within the sought after Richmond House development, is this stunning two bedroom apartment, located on the first floor.

Beautifully decorated throughout and briefly comprising of; a bright and airy sitting room, two large double bedrooms with an array of fitted wardrobes and the elegant bathroom has a white suite including a bath with shower and glass shower panel, w.c., hand washbasin, towel radiator and wall mounted mirror.

The Kitchen is fully fitted with integrated appliances including a cooker with hob, washer dryer, full size dishwasher, and fridge freezer.

The apartment has a private allocated parking space in the residents' carpark adjoining the block, there is also guest parking. The communal parts are well-maintained with an emphasis on security and exclusivity, the gardens and general areas are immaculate.

The apartment has modern flooring throughout, it includes a welcoming entrance hall.

**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, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - B**

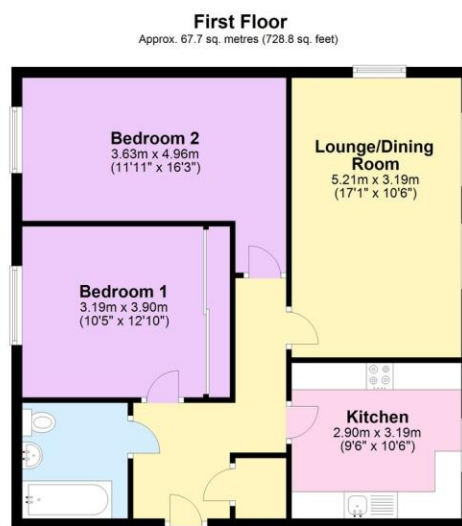
**Service Charge - £2210.94 Per Annum**

**Ground Rent - £250.00 Per Annum**

**Length of Lease - 132 Years Remaining**



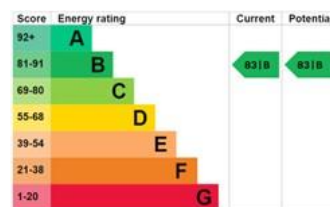
## Floor Layout



Total area: approx. 67.7 sq. metres (728.8 sq. feet)

Total approx. floor area 729 sq ft (68 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.



## Edgbaston Branch

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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