



Kenilworth Court,

Hagley Road

Edgbaston

B16 9NS

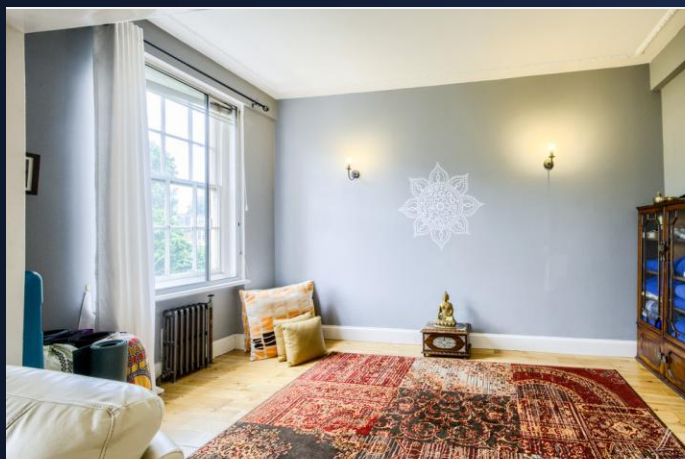
Asking Price Of **£299,950**

Three Large Double Bedrooms

Lift Access

Gated Development

Resident Parking



Property Description

DESCRIPTION A spacious three bed apartment in the stunning B Block of the Kenilworth Court development. Consisting of three large DOUBLE bedrooms, a family bathroom, living/dining room, separate fitted kitchen with white goods and ample storage. This apartment is situated on the second floor of the development, and benefits from stunning views of the local area. The property also has plenty of resident parking within the gated development, stunning communal grounds and is located a short walk from the City Centre.

This property is based in Edgbaston in an ideal location, the property is minutes away from the City Centre, Bars, and flurry Restaurants on Hagley Road and local entertainment theatres and high end casinos. The development provides lift or stair access to your apartment, inside this home is very peaceful with Botanical gardens a short walk away from your home.

Situated in the Kenilworth Court development, this property is in a wonderful location if you want city access as it joins onto the Hagley Road into the centre. The development is a short walk away from St Augustine's Church as well as Edgbaston reservoir and has a whole host of bars and restaurants on its doorstep - our favourites are Fiesta Del Asado and The Garden House.

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.

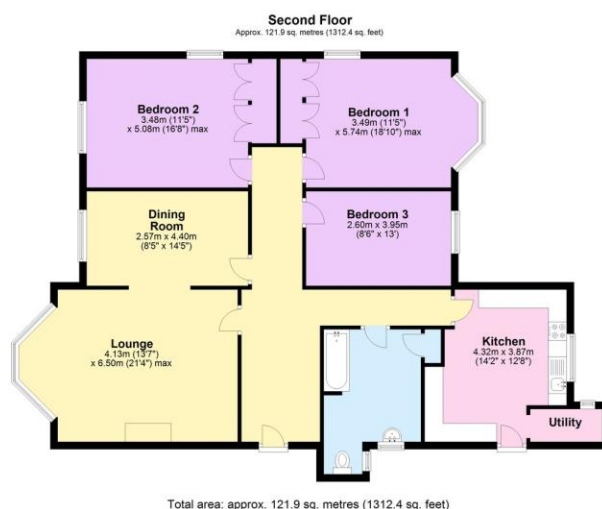
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Share Of Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council

Council Tax Band - D
Service Charge - £4000 approx. Per Annum
Ground Rent - £25 Per annum
Ground Rent Review Period - None.
Length of Lease - 105 Years Remaining



Floor Layout



Total approx. floor area 1,312 sq ft (122 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	38 F	
1-20	G		

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