



CHARTERED SURVEYORS & ESTATE AGENTS



Apartment 5 | St James Church | 25 Charlotte Road | Edgbaston | Birmingham | B15 2NQ

Guide Price: £450,000

A unique and stunning duplex apartment forming part of a converted Gothic Church. Located in prestigious and leafy Edgbaston and a short distance away from Birmingham City Centre, this property is both spacious and luxurious, offering an attractive open plan sitting and dining area, modern kitchen, study, utility, W.C, master bedroom with accompanying shower room and dressing room and second bedroom with ensuite bathroom. The common parts, which include lifts, are well maintained as are the grounds, which have allocated parking behind security gates.

SITUATION

From Five Ways roundabout on the Hagley Road A456 take the exit onto Calthorpe Road B4217 and then first left onto St James Road. Continue straight over the junction with Wheelleys Road onto Charlotte Road and then second right turn onto Pakenham Road. The first gated entrance on the right hand side leads into the parking area of St James Church.

SCHOOLS

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward Foundation Schools. Harborne Infant and Junior School at Station Road and Chad Vale Primary and Junior School are also very convenient.

MEDICAL FACILITIES

There are superb medical facilities in the area which include the University Hospital NHS Trust, the Combined Military Hospital at Selly Oak Hospital, Edgbaston Priory and Nuffield Hospitals, and the Queen Elizabeth Medical Centre. The new £550m Birmingham Super Hospital, of which the Queen Elizabeth Complex forms part, is approximately 2 miles from the house.

SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The Archery Tennis Club and the Warwickshire County Cricket Ground are all within two miles of the house. The Birmingham Botanical Gardens are within a mile.

During the past few years, the area around Broad Street, linking Five Ways to the City Centre has been developed and improved to

provide excellent business and recreational facilities. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world-renowned Symphony Hall, home to one of the leading orchestras in Europe. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

SHOPPING

Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents. In addition the City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre contains over 140 shops including one of the only Selfridges department stores outside of London and the exclusive Mailbox development which was completed in 2002 is host to a range of designer outlets including Armani and Harvey Nichols. There are large Tesco and Morrisons supermarkets at Five Ways, which is approximately a mile away.

TRANSPORT

There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6.

Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up via the nearby A38 Bristol Road, and the rail network can be joined at Fiveways Railway station which is half a mile away and is one stop from Birmingham New Street Station.

DESCRIPTION

Apartment 5 is a unique two bedroom apartment set out over two floors of accommodation located within the former St James Church. The parking area is accessed off Elvetham Road through a secure gate entry system. There is a further parking area off Pakenham Road, where steps rise from the car parking area to the entrance into the converted Church. The accommodation, which is some 1,921sq ft, comprises:

Open Plan Sitting/ Dining Room

A spacious open plan area with many integrated original features that gives facility for both Sitting & Dining Areas and also has open plan access into the Kitchen. The space is both substantial and versatile as there are several TV & telephone points around the room. The room also contains traditional and impressive wall and



ceiling beams, arched gothic style windows and original stone work that are all reminders of the character and history of the building. The room also has Maple Wood floorboards, electric fireplace, three central heating radiators, secure entry system control panel, thermostat, useful cloak cupboard, spotlights to the ceiling, a private and secure door to the outside with steps leading down to the communal gardens and an impressive staircase that leads to the first floor.

Kitchen

With tiled flooring, a range of ivory base and wall mounted units with granite work surfaces, integrated fridge, integrated slimline dishwasher, inset wash-hand basin with adjacent draining area, four ring electric hob with extractor over and electric oven/grill beneath, tile effect floor, original dark wooden beams, smoke alarm point, extractor point, spotlights to the ceiling and central heating radiator.

Study

Having radiator, tiled floor, spotlights to the ceiling and plenty of room for a desk and further furniture.

Utility

With base and wall mounted units in white, granite work surface, stainless steel sink with mixer tap, space for washing machine and dryer and spotlights to the ceiling.

W.C.

Having low level W.C., wash basin with mixer tap, tiles to floor and walls, spotlight to the ceiling, radiator and extractor fan.

First Floor

The large landing has wooden flooring, spotlights to the ceiling and windows that overlook the ground floor. The first floor acts like a mezzanine and has two radiators..

Bedroom 1

A superbly finished double bedroom having a large glass panel that opens and overlooks the ground floor, original archway, radiator, spotlights to the ceiling and fire exit door. Furthermore, there is an excellent walk in wardrobe with railings, spotlights to the ceiling and curtain. This leads to;

Ensuite Shower Room

With shower cubicle, low level W.C, hand wash basin with mixer tap, heated towel rail, spotlights to the ceiling, tiled flooring and mosaic tiling to the walls.

Bedroom 2

Another large double bedroom with fitted wardrobes providing excellent storage space, spotlights to the ceiling, original features, glass overlooking the ground floor and radiator.

Ensuite

With tiled flooring, original archway and window, mosaic tiling to the walls, bath, low level W.C., hand wash basin with mixer tap, two heated towel rails, spotlights to ceiling, one ceiling light point, one wall light point and ventilation fan.

OUTSIDE

St James Church is surrounded by well-maintained lawn areas with some flower bedding. The grounds are surrounded by security gating and there is good parking availability in designated areas. Apartment 5 has two car parking spaces in the parking area and a storage unit that could house a car.

GENERAL INFORMATION

Tenure:

The property is Leasehold. It has 118 years remaining on the lease and the service charge is approximately £666 per quarter (including ground rent).

The Agent has not checked the legal documents to verify the Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

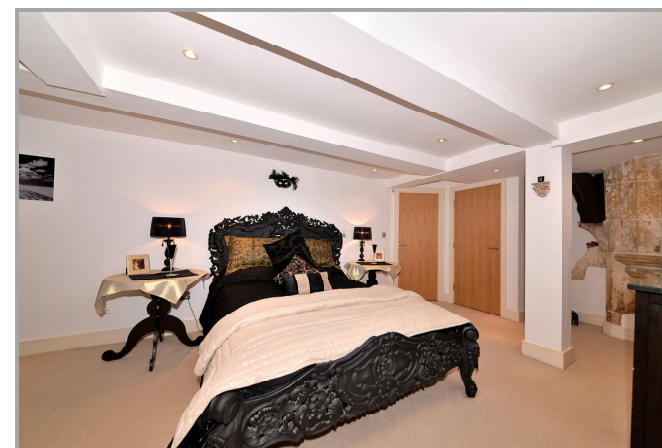
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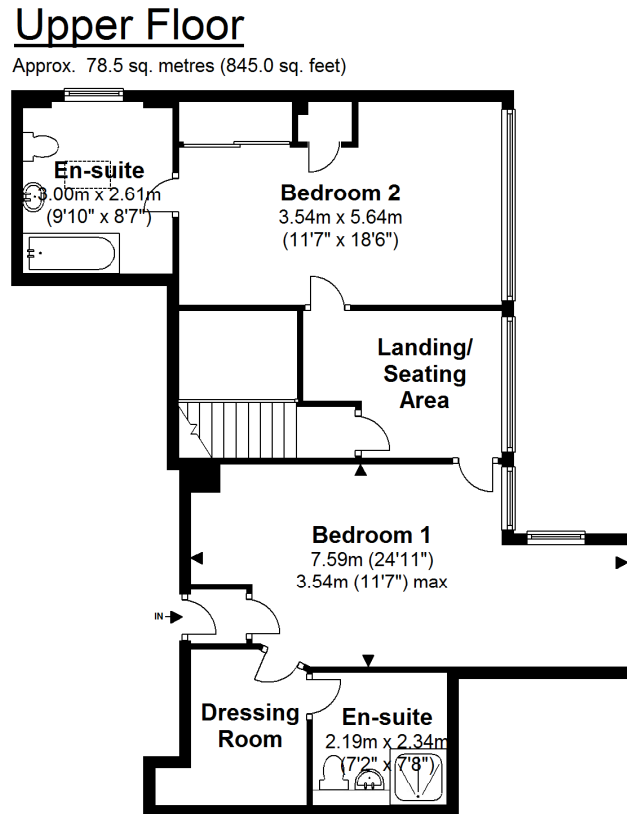
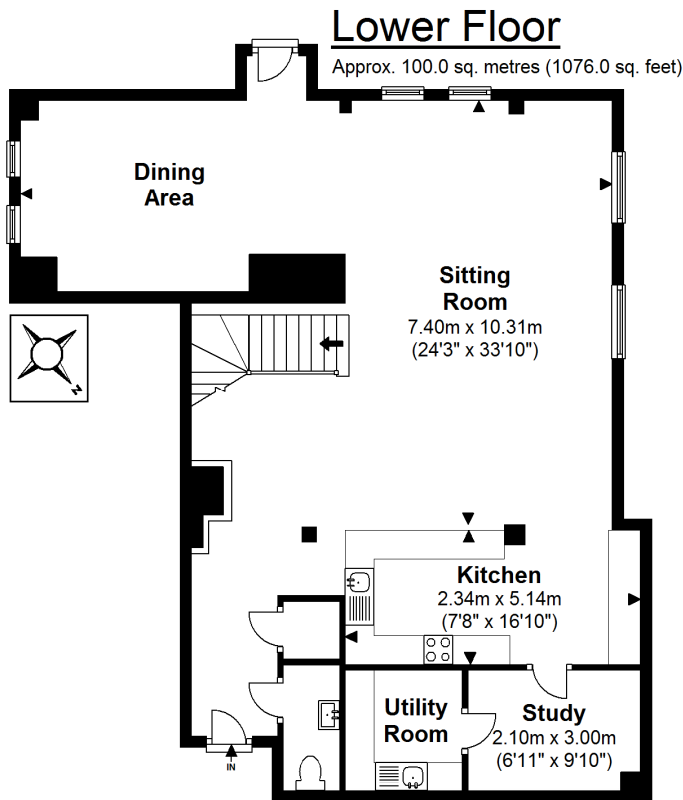
All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents:

Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS.





Total area: approx. 178.5 sq. metres (1921.0 sq. feet)

For illustrative purposes only. Not to scale. Measurements are approximate.

Please check all information before making any decisions.

This Floor Plan was produced by Daniel Raine Ltd.

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