



CHARTERED SURVEYORS & ESTATE AGENTS



Apartment 7 Birnam | Harborne Road | Edgbaston | Birmingham | B15 3HE

Guide Price: £385,000

An attractive, re-furbished and spacious first floor apartment situated in this highly regarded development and set within stunning grounds. This property briefly comprises: reception hall, fully fitted kitchen, large living room with separate dining area, master bedroom with refitted en suite shower room, two further bedrooms (bedroom 3 currently used as a study), refitted shower room, there is excellent storage throughout. Balcony with glorious south facing views across private gardens, garage in separate block and ample communal parking.

SITUATION

Birnam is situated on the Harborne Road in a premier residential area of Edgbaston approximately 1 mile to the south west of the City Centre and on the prestigious Calthorpe Estate. 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 to Birmingham City Centre can be easily found, as Harborne Road being a main bus route.

SCHOOLS

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles. Local state funded schooling includes Harborne Infant and Junior School at Station Road and Harborne Academy. Meanwhile Lordswood Girls and Boys Schools, and Lordswood Sixth Form Centre are within easy travelling distance.

MEDICAL FACILITIES

The recently redeveloped Queen Elizabeth Hospital is approximately only 2 miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and The Birmingham Children's Hospital and City Hospital are around 3 miles away.

SHOPPING

Morrison's supermarket is across the road and Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall, a Waitrose as well as chemists, greengrocers, butchers and newsagents, and also benefits from a range of convenience shops and brasseries, restaurants and coffee shops

including its own Michelin starred restaurant.

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 is host to a range of designer outlets including Armani and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment enforces Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

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 Harborne Road itself. The rail network can be joined at either the nearby University Railway station, or Five Ways Railway station, which is only some two miles away, and which is one stop from the superb newly developed Birmingham New Street Station.

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.

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. 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.

DESCRIPTION

Birnam is a two storey development of just 8 apartments in two blocks, set in beautiful grounds of approximately 1 ½ acres. 7 Birnam is located on the first floor of the right hand block, accessed via a communal entrance hall and easy rise staircase.



There is also a stair-lift.

In greater detail the property comprises:

Reception Hall: with entry phone, control panel for the intruder alarm, wooden flooring, low voltage halogen downlighters, ceiling light point, double door cloaks cupboard with hanging rail and a storage shelf. There are storage cupboards in the inner hall, one of which houses a floor safe.

Open Plan Living Room and Dining Room: having large living area with a wide picture window overlooking the grounds and a smaller double glazed side window which overlooks the balcony. There are also, downlighters to the ceiling, a separate dining area with full height double glazed sliding doors which lead to the **balcony** with a stunning southerly outlook.

Kitchen: Which has extensive fitted base and wall mounted units in a soft mushroom colour with cream granite work surfaces, part tiled walls, single drainer sink unit with mixer tap and soap dispenser, Miele integrated dishwasher, Neff electric double oven and grill, Neff four ring induction hob with extractor hood, Neff integrated washer dryer and space for large fridge and freezer. There is a sliding glass door to the hall.

Inner Hall: This leads to the bedroom and bathroom accommodation and has a cupboard housing the hot water cylinder, a cupboard housing the Potterton Kingfisher freestanding central heating boiler, an airing cupboard with slatted shelves and a central heating radiator.

Bedroom 1: Has a double glazed window to the rear and door to the balcony. There are also extensive fitted wardrobes and cupboards with matching vanity table and bedside tables.

Refitted En Suite Shower Room: having tiled walls, obscured glass double glazed window to the side, low level w.c. and bidet, hand wash basin set in attractive vanity unit, ladder radiator and low voltage halogen downlighters.

Bedroom 2: Which has a double glazed window to the front, and an array of smart fitted wardrobes.

Bedroom 3 / Study: That has double glazed window to the front and fitted bookshelves.

Refitted Shower Room: with obscured glass window to the side,

large tiled shower cubicle with sliding glass doors and chrome shower fitting, w.c., wash basin, part tiled walls and low voltage halogen downlighters.

OUTSIDE

To the front of the property is a communal parking area offering parking for residents and visitors. There is a double garage in a separate block with electric up and over door. To the rear of the building is an exquisite south facing private garden which has a large lawn interspersed with mature trees and planted shrubberies. The whole plot measures at just over one and a half acres.

General Information

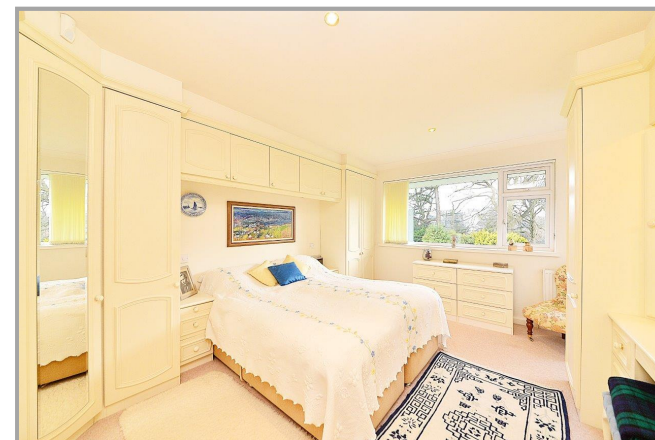
The property is understood held on a 999 year lease from 2006. In addition, the owner of each apartment is a shareholder in the company that owns the Freehold. There is a service charge which is currently £3600 per annum which covers buildings insurance and maintenance, maintenance of the grounds, and cleaning of common areas. In the recent past the building has been re-roofed, the driveway and parking areas have been resurfaced and the common areas have been rewired and refurbished.

The Agent has not checked the legal documents to verify the tenure of the property, nor have we checked the service charge amount. The buyer is advised to obtain verification from their Solicitor or Surveyor.

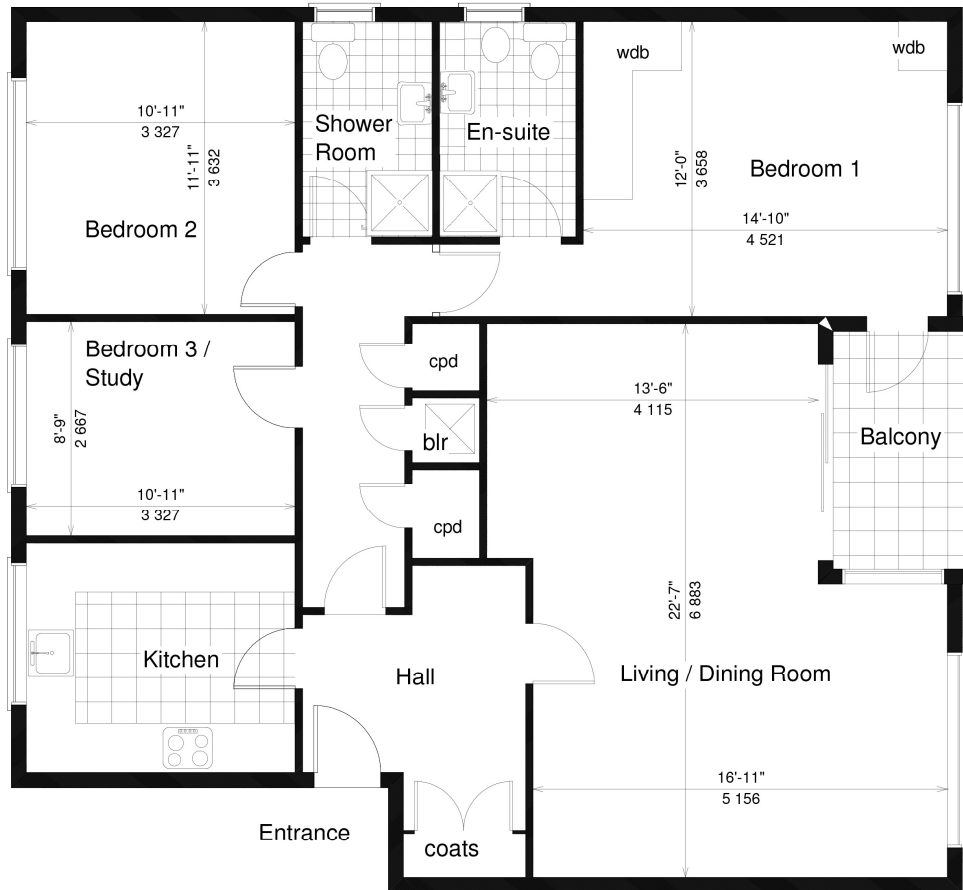
Services: All mains services are understood to be available and connected.

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 0121 454 6930. Regulated by RICS.



Apartment 7 Birnham 56 Harborne Road B15



Floor Plan



These plans are provided as an indication of room layout only, they are not to scale.

Gross internal floor area approx.
1190 sq. ft (110.5 sq.m.)
excludes balcony

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