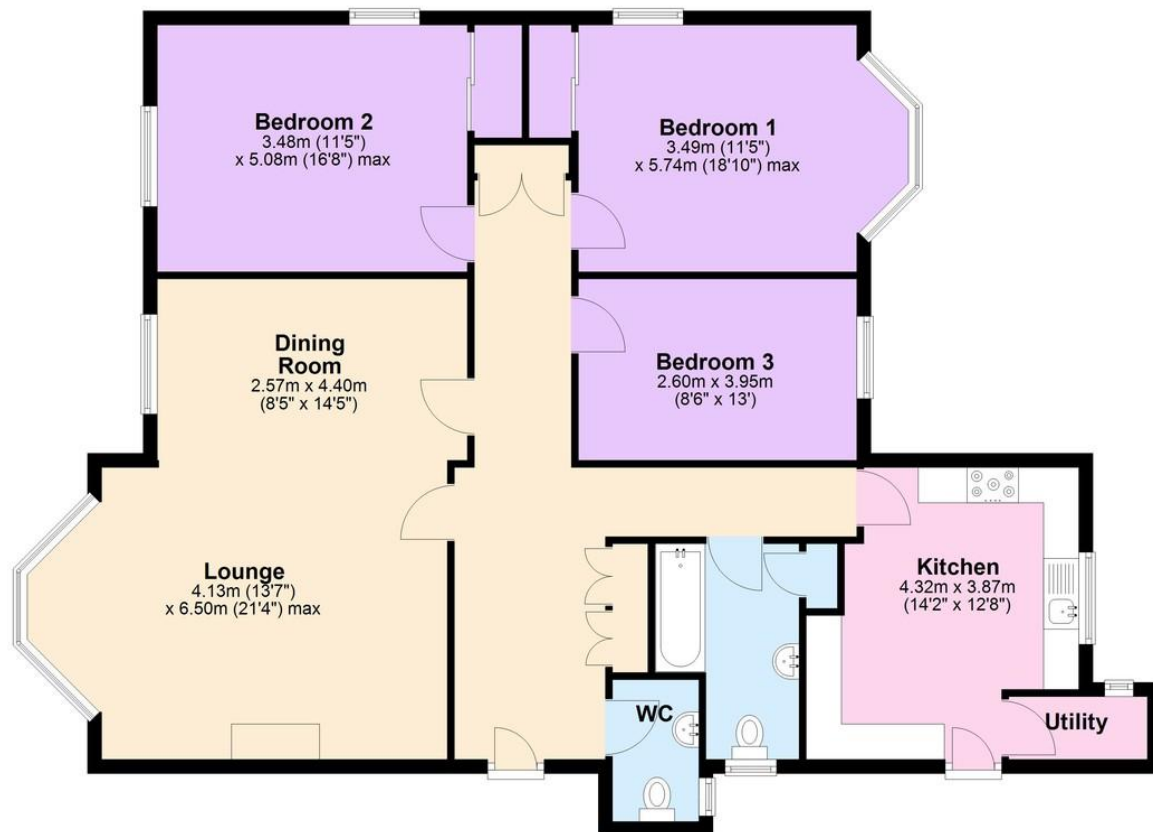




Floor Layout

Third Floor

Approx. 122.1 sq. metres (1314.1 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

Total approx. floor area 1,314 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.

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

Kenilworth Court

Edgbaston

B16 9NS

Asking Price Of £300,000

- Third Floor Apartment
- Three-bedrooms
- Bathroom with Separate WC
- Share of Freehold







**Kenilworth Court,  
Edgbaston, B16 9NS**  
Asking Price Of **£300,000**



## Property Description

*DESCRIPTION* A beautifully presented three-bedroom third floor apartment within the popular Kenilworth Court development.

*This spacious three-bedroom mansion-style apartment has been tastefully refurbished and maintained by its current owners, in keeping with the character of the building but with a modern finish.*

*Accessed via a secure communal entrance, with lift access, the property comprises a hallway, with ample storage cupboard, bathroom, and separate WC off, and doors leading to a large living room, modern kitchen with breakfast bar, and three bedrooms. There is a utility cupboard containing the boiler, and a door leading to the rear stairwell off the kitchen. The two larger bedrooms benefit from built-in wardrobes, and the property also benefits from residents' parking and a communal garden.*

*Measuring in at circa 1314 sqft, this property must be viewed to be fully appreciated*

*LOCATION* Kenilworth Court itself offers a convenient location with Hagley Road (A456) road access and public transport links in to the nearby Birmingham city centre. It boasts secure intercom access and the luxury of gated access, with communal parking and grounds.

*Leisure facilities are provided with The Edgbaston Priory club close-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complementing the luxury boutiques and eateries in the expanding Edgbaston Village.*

*The property is within easy reach of local shop amenities such as Morrisons superstore and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.*



*JAMES LAURENCE ESTATE AGENTS 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: D*

*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*Free Valuation: Please contact the office on to make an appointment.*

*Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

*Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.*

*Further Material Information:*

*Part A*

*Council Tax /Domestic Rates: D*

*Asking price: £300,000*

*Tenure\*: Leasehold with Share of Freehold*

*Length of lease: 92 years remaining*

*Service Charge: £3500 per annum*

*Ground Rent: £20 per annum*

*Part B*

*Property type: Apartment*

*Property construction: Purpose Built*

*Number and types of room: Three-bedroom Apartment*

*Electricity supply: Mains*

*Water supply: Mains*

*Sewerage: Mains*

*Heating: Gas*

*Broadband: We recommend you complete your own investigation*

*Mobile signal/coverage: We recommend you complete your own investigation*

*Parking: Secure, Off-Road*

*Part C*

*Building safety: We recommend you complete your own investigation*

*Restrictions: N/a*

*Rights and easements: N/a*

*Flood risk: N/a*

*Coastal erosion risk: N/a.*

*Planning permission:*

**To book a viewing  
of this property:**

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

