



Kenilworth Court Hagley Road

Edgbaston

B16 9NU

Asking Price Of **£285,000**

Ground Floor Apartment

Gated Development

Three Double Bedrooms

Two Bathrooms



Property Description

DESCRIPTION A rare opportunity to own a stunning ground-floor apartment with a share of the freehold in the prestigious Kenilworth Court development, conveniently situated off Hagley Road with excellent transport links to Birmingham City Centre.

This mansion-style apartment boasts a perfect blend of modern finishes and charming character features. The highlight of this spacious three-bedroom property is the recently refurbished kitchen, designed to complement the historic charm of both the apartment and the building. A generously sized living room provides a cozy space for relaxation, seamlessly connected to an adjoining dining room through elegant double doors.

Each of the three bedrooms is a spacious double, including one with an ensuite. The fully modernized bathroom features a freestanding bath and a separate shower, offering a luxurious experience.

Adding to the comfort and appeal, the property benefits from gas-fired underfloor heating and expertly restored sash windows, enhancing both warmth and historic elegance, making one of the stand out apartments in this highly sought after development.

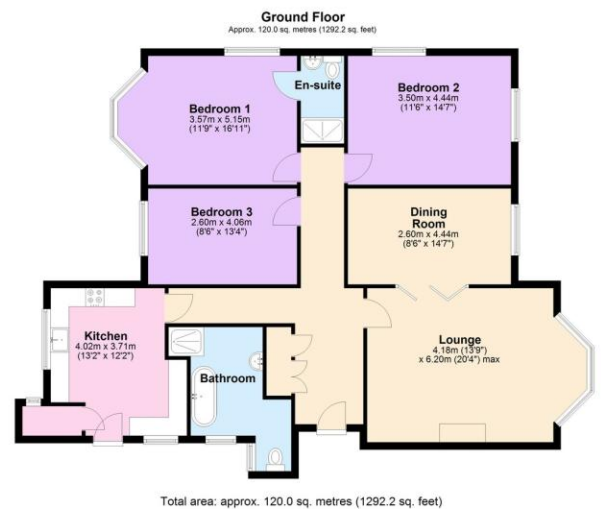
LOCATION Kenilworth Court itself offers a convenient location with Hagley Road (A456) road access and public transport links in to the nearby Birmingham city centre. It boasts secure intercom access and the luxury of gated access, with communal parking and grounds.

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, complimenting 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



Floor Layout



Total approx. floor area 1,292 sq ft (120 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	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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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