

MCHUGO
HOMES

Apt 4 Ferndale House 66a Harborne Road, Birmingham, West Midlands, B15 3HE
Asking price £485,000

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66a Harborne Road Birmingham

- Two large bedrooms
- Allocated parking Space
- Share of freehold
- Two bath/shower rooms
- Spacious living room
- High spec separate kitchen
- Guest WC
- Under floor heating
- Character features
- Prime Edgbaston location

A stunning two bedroom apartment in the intimate development of Ferndale House, in the heart of Edgbaston. The property boasts spacious accommodation including large living/dining area, separate kitchen, two bathrooms and further guest WC, with the luxury of a gated allocated parking space.

PROPERTY

Welcome to this stunning two bedroom apartment in the intimate Ferndale House development in a prime Edgbaston location, close to Birmingham city centre. This first floor property boasts spacious accommodation of over 1100 square feet designed and built to a high specification throughout including a spacious living/dining room, separate kitchen, two ensuite bath/shower rooms plus further guest WC, with the luxury of under floor heating and ample storage. Converted and first occupied in 2019, the independent developers have provided a classic contemporary style whilst retaining gorgeous character features such as the tall dual facing sash windows, and encapsulate the sense of space with high ceilings. The property comes complete with the luxuries of underfloor heating, video intercom access and a secure allocated parking space.

The new resident will also be in the fortunate position of not only having an existing long lease, but also the rare benefit of a share of the development freehold within the purchase price.



AREA

Ferndale House is situated on the cusp of Birmingham city centre on Harborne Road offering ease of access by road and transport to city amenities, yet within a central and leafy Edgbaston location, in the prestigious Calthorpe Estate, an urban conservation area, committed to preserving the quality and original character of the area. The property is very close to the attractive boutiques of Edgbaston Village and amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries, whilst a small parade of shops offer every day amenities in nearby Chad Square. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk.

COMMUNAL FACILITIES

A converted Victorian house, Ferndale House consists of seven properties, Five of which are accessed via communal door with video intercom system and secure fob access, with gated frontage housing allocated parking spaces, and the luxury of well maintained grounds to the rear, making for an intimate and exclusive development for residents.

Carpeted stairs lead from lobby to the first floor where this apartment is situated with front door leading to:

ENTRANCE HALLWAY

Wooden flooring with underfloor heating, recessed ceiling down lighters, video intercom panel, access to storage housing water cylinder, power points and fuse board, and doors to living room two bedrooms and guest WC.

LIVING/DINING ROOM

Wooden flooring with underfloor heating, three rear facing wooden framed sash windows, power points, low amp power points, TV and internet points, high ceilings with decorative coving and seven recessed down lighters.

KITCHEN

High specification with a range of wall and base mounted units, granite

worktops with splash back lip and inset one and half bowl sink with mixer tap above, fitted 'Siemens' appliances of four ring electric hob and extractor hood above, double oven, dishwasher, tall fridge/freezer and washer/dryer, concealed 'Baxi' boiler, power points, selection of ceiling down lighters, TV point., wooden flooring with underfloor heating. A unique campanile style walk in area offers beautiful stained glass windows and peaceful vantage point out on to the communal gardens, with a further wooden framed sash window offering same aspect views.

BEDROOM ONE

Currently dressed as home office, Three front facing wooden framed sash windows, wooden flooring with underfloor heating, fitted wardrobes and bespoke crafted bookcase, high ceilings with seven recessed ceiling down lighters and coving, TV, telephone and power points, low amp power points, door to ensuite.

ENSUITE BATHROOM

Tiled floor with underfloor heating, 'Laufen' floating sink and WC, plus bath with shower fitting above and splash screen, mirror fronted vanity unit with storage recess below

BEDROOM TWO

Two front facing wooden framed sash windows, wooden flooring with under floor heating, fitted wardrobes, high ceilings with six recessed down lighters and coving, power points and low amp power points, access to ensuite.

ENSUITE SHOWER ROOM

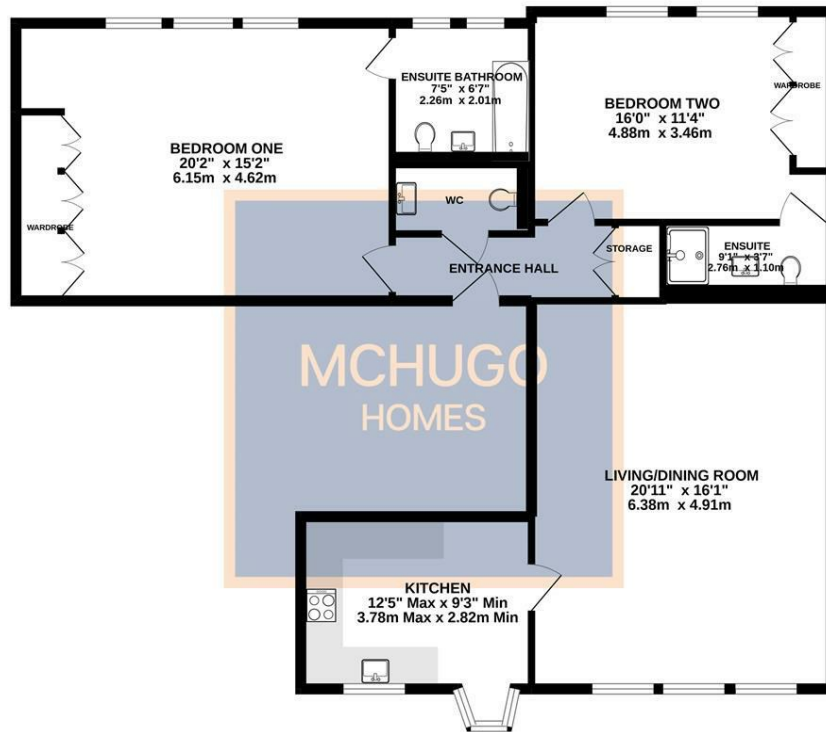
'Laufen' floating WC and sink, tiled floor and walk in shower with rain shower head and adjustable hand held hose, mirror fronted vanity unit with storage recess below, three recessed ceiling down lighters, wall mounted heated towel rail, underfloor heating.

GUEST WC

'Laufen' sanitaryware of floating WC and sink, tiled, mirror fronted vanity unit and storage recess, wooden flooring with underfloor heating, two recessed ceiling down lighters, extractor fan.



FIRST FLOOR APARTMENT
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC