



**Chadbrook Crest Richmond Hill Road, Birmingham, B15 3RL**  
**Asking Price £90,000**

Hadleigh Estate Agents are delighted to offer this two bedroom apartment for sale, offered with no upward chain. Situated in the highly desirable area of Edgbaston, this two-bedroom apartment on Chadbrook Crest offers a perfect blend of comfort, style, and convenience-ideal for professionals, couples, or investors.

The property features a spacious living and dining area, two double bedrooms, bathroom and kitchen. Complete with own balcony.

Residents of Chadbrook Crescent enjoy peaceful surroundings in a quiet residential location, while still being just moments away from Birmingham City Centre, The University of Birmingham, and Queen Elizabeth Hospital. Excellent transport links and local amenities, including shops, cafes, and parks, are all within easy reach.

## Hallway

Entrance hallway benefitting from internal storage cupboard, electric heater and two ceiling light points.

## Lounge Diner



Spacious lounge diner, carpeted flooring, access to private balcony overlooking the grounds and additional shared balcony. Electric fireplace, electric heater, double glazed windows and ceiling light point.

## Kitchen



Fitted kitchen benefitting from a range of base and wall units, window and internal storage.

## Master Bedroom



Spacious master bedroom with window and access to balcony. Fitted wardrobes, ceiling light point and electric heater.

## Bedroom Two



Double bedroom with electric heater, windows, fitted wardrobes and ceiling light point.

## Bathroom



Low level flush WC, hand wash basin, bath with electric shower over. Tiled walls and ceiling light point.

## General Information

We have been informed that the property is

leasehold and have been given the following information:

Lease remaining: 33 years

Ground Rent: Peppercorn

Service Charge: £3520 per annum

Hadleigh Estate Agents advise any interested party to confirm the above with their legal representative as cannot be held liable.

EPC - D

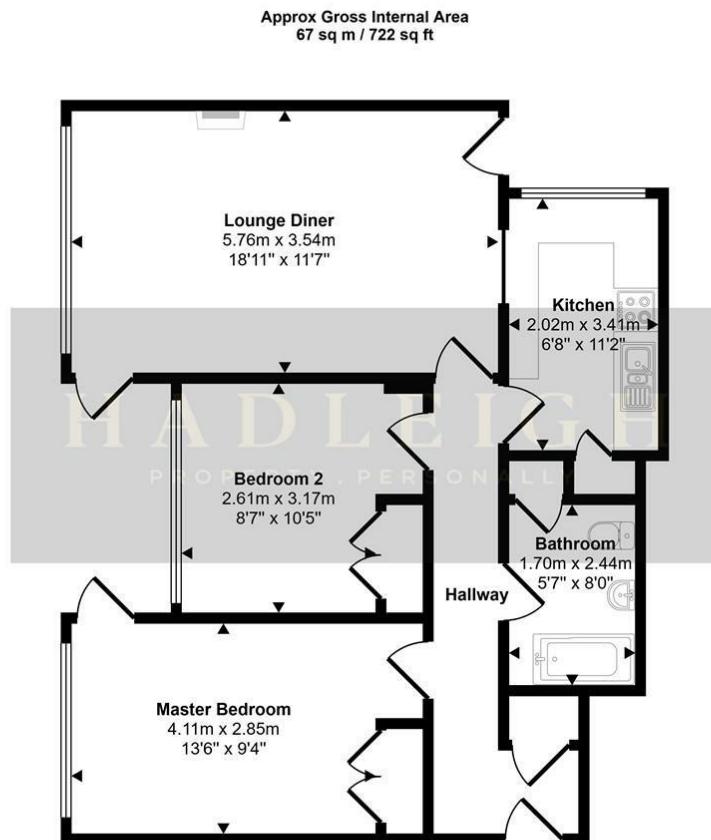
Council Tax Band - B

#### **Agents Notes**

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

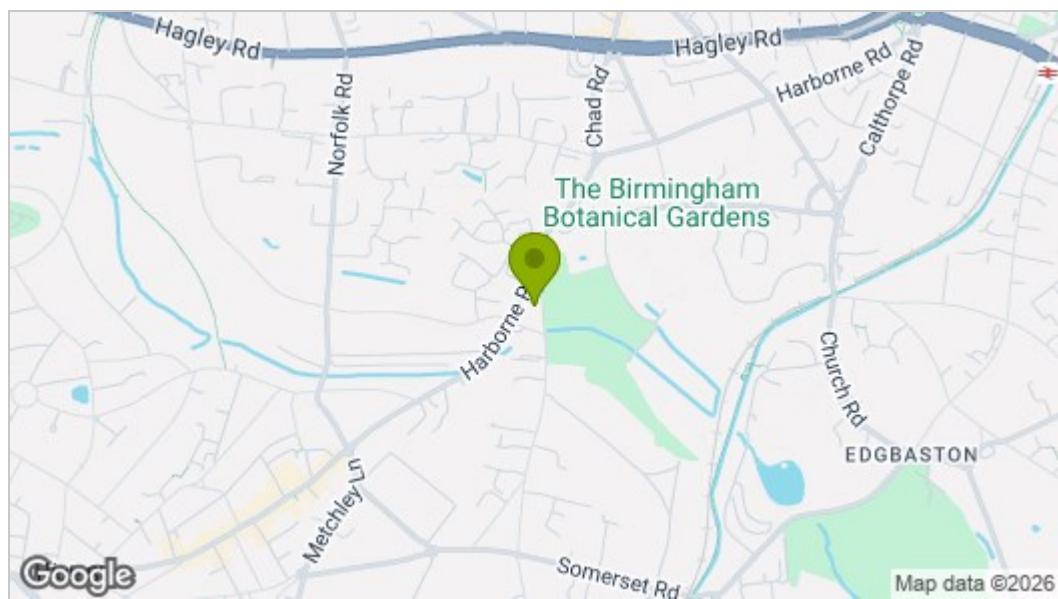
## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

