



## Elmwood Court Pershore Road, Birmingham, B5 7PE

**Asking Price £115,000**

Hadleigh Estate Agents are delighted to offer this charming one bedroom flat to purchase, offered with no upward chain.

Elmwood Court is a purpose built development situated on the Pershore Road which is a main access route to Birmingham City Centre, yet has all amenities close at hand including Birmingham University, the Queen Elizabeth Medical Complex and the new Dental Hospital. In addition the apartment has stunning views of Edgbaston Cricket Ground and Canon Hill Park is close by. The property is also opposite Calthorpe Park.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold  
Lease Length - 125 Years Remaining  
Service Charge - £3,264.00 PA  
EPC - D  
Council Tax Band - A

## Introduction



Elmwood Court is a purpose built one bedroom eighth floor flat which benefits from additional glazing. Offering an excellent opportunity to both first time and investment buyers. The flat is approached via a communal entrance hall with security entry phone and lift to all floors.

### Communal Entrance

Security entrance system, lift and staircase to all floors.

### Hallway

Ceiling light point, carpeted, storage cupboard, heater and access to other rooms

### Lounge Diner



Having two heaters, two ceiling light points, door to side balcony and dual aspect glazed windows with panoramic views.

## Kitchen



Fitted base and wall units, plumbing for washing machine and space for fridge freezer. Glazed window to side aspect and ceiling light point. Sliding window hatch between living room.

## Bedroom



Double doors to living room, picture window overlooking the balcony, fitted wardrobes, ceiling light point and heater.

## Bathroom



Panelled bath with electric shower over, wash hand basin, low-level WC, ceiling light point.

## Outside



Spacious garage situated in a separate block and communal grounds. Balcony access from the living room offering fantastic views.

# Floor Plan

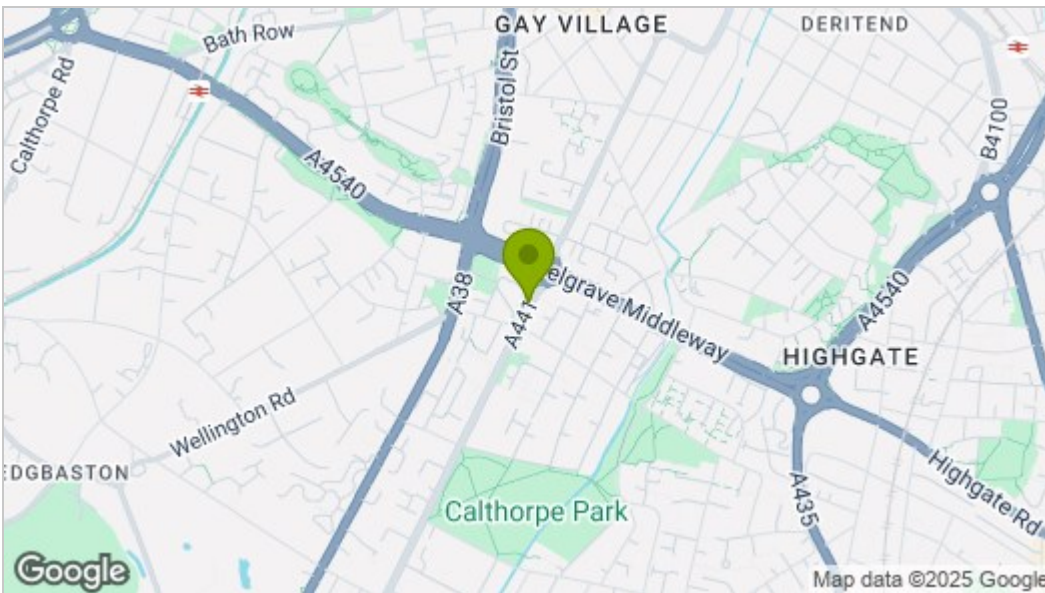
Approx Gross Internal Area  
49 sq m / 531 sq ft



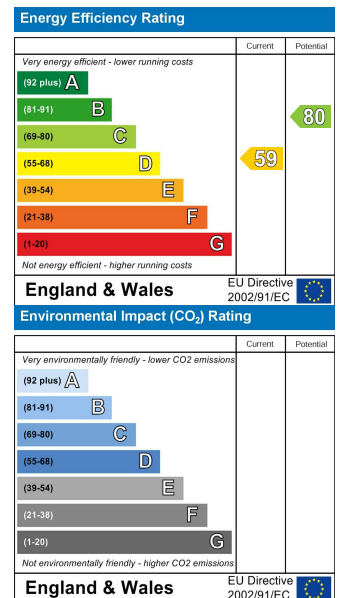
Floorplan

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



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.