



8 Edgbaston Crescent 258 The Hemisphere

Edgbaston, Birmingham, B5 7RJ

Offers Over £200,000



TWO BEDROOM GROUND FLOOR APARTMENT We are delighted to offer to the market this two bedroom, ground floor apartment with no chain located in this highly impressive and much sought after development in Edgbaston. It is superbly positioned to offer access to all of the nearby points of interest, with Edgbaston Cricket Ground, MAC theatre, Cannon Hill Park which are all in walking distance; it also offers good access to the City Centre, QE Hospital, Dental Hospital and University via the local transport links. This impressive apartment offers the following accommodation; private entrance with parking at front, underfloor heating throughout, spacious open plan living room and kitchen, bathroom and two bedrooms, one with inbuilt wardrobe space and an en-suite! The property further offers under floor heating and 24/7 concierge service. Energy Efficiency Rating B. Please contact our Moseley office to arrange a viewing.



Approach

The property benefits from a private entrance with an allocated parking space positioned directly to the front. The front entrance opens into:

Inner Hallway

With laminate wood-effect flooring and a ceiling light point, providing access to both bedrooms, the bathroom, and a useful storage cupboard. The property benefits from underfloor heating throughout, controlled via a central thermostat.

Open Plan Living Room/Kitchen

21'9" x 15'10" (6.64m x 4.83m)

Living Area

A stylish and contemporary open-plan living space with laminate wood effect flooring, ceiling spotlights, additional ceiling light point, double glazed UPVC windows to the front aspect and benefits from underfloor heating.

Kitchen Area

With a selection of wall and base units with soft close drawers, tiling to splashbacks and work surfaces. Integrated appliances include an oven and grill with induction hob and extractor over, space facility for fridge and a stainless steel sink with mixer tap over.

Bedroom One

15'10" x 10'5" (max 9'2" m) (4.83m x 3.19m (max 2.80 m))

A spacious bedroom carpet to flooring, ceiling light point, double glazed UPVC windows to the front aspect. The room benefits from built-in wardrobes offering hanging and shelving space and door opening into:

Bedroom One En-Suite

5'2" x 6'9" (1.60m x 2.06m)

With a walk-in shower with overhead fitting, wall-mounted wash hand basin with mixer tap over, and low flush WC. Finished with contemporary tiling, ceiling spotlights, extractor fan, and a heated towel rail.

Bedroom Two

8'8" x 8'7" (2.65m x 2.64m)

With carpeted flooring, ceiling light point, underfloor heating, and a double glazed window to the front aspect.

Bathroom

6'4" x 7'2" (1.95m x 2.20m)

A sleek bathroom suite comprising a panelled bath with overhead shower, wall-mounted wash hand basin with mixer tap, and low flush WC. Finished with marble-effect tiling to walls and floor, ceiling spotlights, extractor fan, and a heated towel rail.

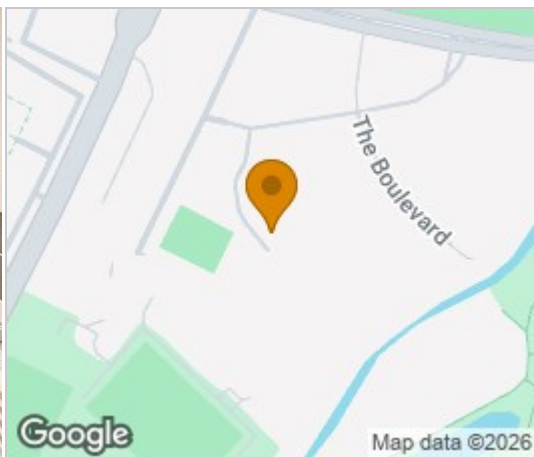
Council Tax Band

According to the Direct Gov website the Council Tax Band for 8 Edgbaston Crescent, 258 The Hemisphere, Moseley, Birmingham, B5 7RJ is band D and the annual Council Tax amount is approximately £2,353.17 subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is 125 years, the service charges are approximately £5,133.00 per annum and the ground rent is £515 per annum (subject to confirmation from your legal representative).





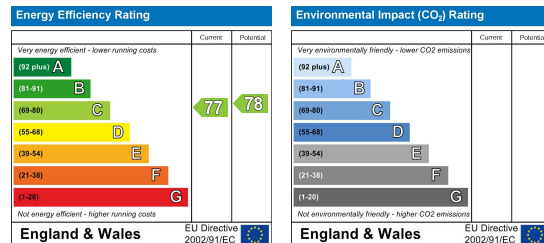
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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