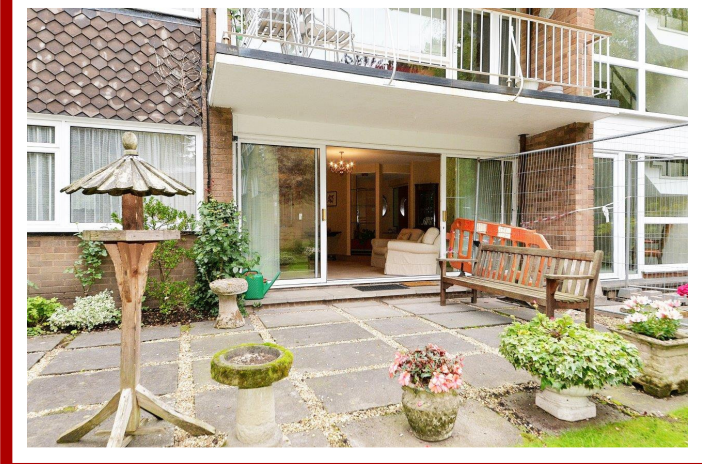




CHARTERED SURVEYORS & ESTATE AGENTS



Flat 2 Stonebury, 5 Norfolk Road | Edgbaston | Birmingham | B15 3PS

**Guide Price: £265,000**

A spacious 3 bedroom ground floor garden apartment offering approx. 980 sq ft of space and enjoying a pleasant southerly outlook over mature communal grounds. Fitted kitchen, dining area, large living room with patio doors leading to a private terrace, two double bedrooms and a small single bedroom/study, bathroom and separate WC. Garage in separate block.

#### SITUATION

Stonebury is situated off Norfolk Road in a prime area of Edgbaston and conveniently located for Birmingham City Centre which lies approximately two miles to the north east.

There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Meanwhile, the nearby A456 Hagley Road provides frequent bus services to and from the city.

#### SCHOOLS

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Immediately adjacent to the property is Norfolk House independent primary school, with other excellent local independent schools including Hallfield Preparatory School, West House, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward Foundation Schools. Harborne Infant and Junior School at Station Road and Chad Vale Primary and Junior School are also very convenient.

#### MEDICAL FACILITIES

Superb medical facilities in the area include the recently redeveloped Queen Elizabeth Hospital which is less than two miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are both within a mile and The Birmingham Children's Hospital and City Hospital are both within three miles.

#### SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The

Archery Tennis Club and the Warwickshire County Cricket Ground are all within two miles of the house. The Birmingham Botanical Gardens are within a mile.

During the past few years, the area around Broad Street, linking Five Ways to the City Centre has been developed and improved to provide excellent business and recreational facilities. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world-renowned Symphony Hall, home to one of the leading orchestras in Europe. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

#### SHOPPING

Harborne High Street is just over a mile distance and offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents. In addition the City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre contains over 140 shops including one of the only Selfridges department stores outside of London. Also the exclusive Mailbox development which was completed in 2002 and is host to a range of designer outlets including Armani and Harvey Nichols. Adding to this, there is an excellent new Morrisons supermarket at Five Ways which is less than a mile away.

#### DESCRIPTION

2 Stonebury is an attractive ground floor flat in a small exclusive development which benefits from having a south-facing terrace and access to the communal gardens. The property is accessed through a communal front door with a pleasant reception area that has access to the gardens at the rear.

The front door of the apartment gives access to an open plan area where the kitchen, sitting room and dining room are inter-linked by some interesting curved partitioning, there is also a telephone entry system here.

#### The Sitting Room

This has full width sliding door onto a glorious south-facing



terrace and gardens beyond. There is an alcove for a feature fireplace with marble shelving and built in display units to two of the walls.

### Dining Area

There is a natural division to this part of the room with its fitted units, it has a window onto the access road at the rear and door which leads through to the inner hall where the bedrooms are located. The wall mounted display units in the kitchen form a division between the dining area and the kitchen itself.

### The Kitchen

Has a large window onto the road and garages, with a wall mounted boiler in the corner cupboard, a single drainer sink unit, gas hob, double oven, integrated fridge and freezer, washing machine, an array of fitted units both base and wall mounted in a neutral colour with continuous work surfaces. Some of the units have glazed fronts.

The Inner Hall leads to the bedrooms and bathroom.

### Bedroom 1

A generously sized room with picture window onto the terrace and gardens beyond. It has two fitted wardrobes, fitted headboard, ceiling light points.

### Bedroom 2

This is a twin bedded room which overlooks the access road, it too has fitted wardrobes and ceiling light.

### Bedroom 3

This is used as a study at present, it is also at the rear and has fitted wardrobe space.

### Bathroom

This is fully fitted with bath, bidet, low level W.C. and washbasin in a subtle creamy pink shade with large window, mirrored alcove and cupboards.

### Cloakroom

With a green suite consisting of a low level W.C. and hand washbasin with mirror in small recess above.

### Storage cupboard

This is a useful walk-in cupboard in the inner hall.

### OUTSIDE

The south-facing terrace at the rear which leads onto the communal gardens is an appealing feature of this apartment, it allows the freedom to enjoy the grounds from the privacy of one's own terrace.

### GENERAL INFORMATION

**Tenure:** We are informed that the property is Leasehold for a term of years which expires on 15<sup>th</sup> March 2148 and the maintenance charges are of £ 701.03 per quarter.

**The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

**Services:** All mains services are understood to be available and connected.

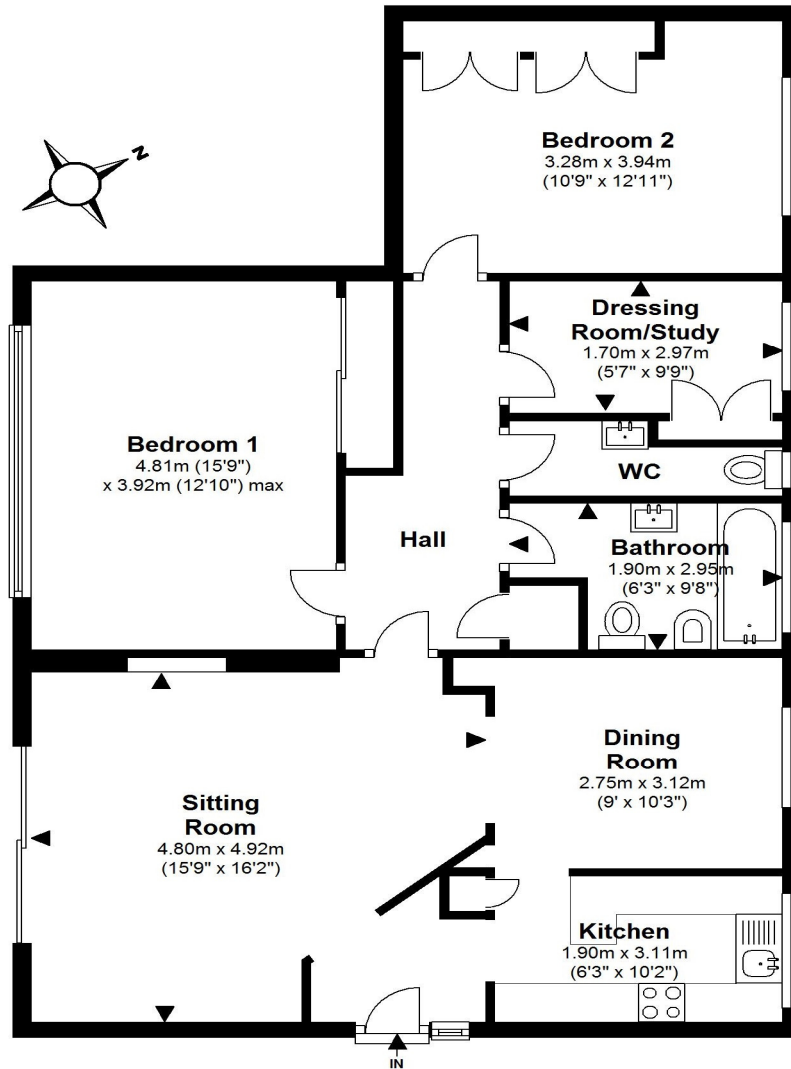
**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**Viewing:** Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH

Published September 2015



**Apartment 2**  
Approx. 91.2 sq. metres (982.0 sq. feet)



For illustrative purposes only. Not to scale. Measurements are approximate.  
Please check all information before making any decisions.  
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