



## 4 FAIRLAWN

WESTBOURNE ROAD, EDGBASTON, BIRMINGHAM, B15 3TL

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 4 FAIRLAWN

WESTBOURNE ROAD, EDGBASTON

# £299,950

(offers in excess of)

A beautifully appointed 1st floor, two-bedroom duplex apartment, extending to 916 sq.ft. (85 sq. m.). The property enjoys a wonderful south facing aspect, whilst set in well maintained communal gardens in a sought-after area of Edgbaston.

## Situation

Fairlawn is an exclusive and select development of only 10 flats, and is conveniently situated set back off Westbourne Road, in a most popular location within Edgbaston on the Calthorpe Estate.

Fairlawn is ideally located for access to Birmingham City Centre which lies only some 2 miles to the northeast. The Fiveways Railway Station is only around three quarters of a mile away and provides direct access to Birmingham's New Street Station, which is one stop down the line. The Edgbaston Village tram stop is also within half-a-mile.

## Description

Fairlawn is an exclusive development set in a popular residential area of Edgbaston, all set within delightful well-maintained communal grounds. Number 4 is located on the 1st floor and accessed by way of an external staircase.

Apartment 4 offers beautifully appointed and well laid out living space all set over two levels, and which extends in all to some **916 sq. ft. (85 sq. m.)**, with a generous sized living/dining room enjoying a wonderful south facing aspect. The present vendors have much improved and tastefully modernized the apartment to a high level of specification with recently installed radiators, double glazing, gas fired central heating, a luxury shower room, as well as quality wood flooring to most rooms.

## The Accommodation

### First Floor

**Reception hall** with wood flooring and a deep built-in under stairs storage cupboard having useful shoe racks and cloaks hooks. The splendid 'L' shaped **Living/Dining Room** is an excellent size (17'8" x 17'8" max) with wood flooring and enjoys a delightful southerly aspect over the mature communal gardens to the rear of the development, allowing for ample levels of natural light.

The fitted **Kitchen** has a tiled floor and is fitted with a range of base and wall mounted cupboards, work surface areas, one and a half bowl single drainer stainless steel sink unit, gas 4 ring hob with extractor fan over, oven/grill, integrated dishwasher, space for an upright fridge/freezer and space/plumbing for a washing machine. Useful built-in pantry/store, and wall mounted cupboard housing the gas fired central heating Baxi boiler.

### Second Floor

**Landing** with feature central skylight window providing excellent natural light, and doors off to:

**Bedroom 1** is a double room and enjoys a fine southerly aspect via large, double-glazed windows and has useful fitted wardrobes/storage to the one wall. **Bedroom 2/study** is also a double bedroom and has a fitted bookcase.

Both bedrooms are served by a **luxury shower room**, with a large, glazed walk-in shower cubicle, wash hand basin in a vanity unit, WC, heated towel rail.

### Outside

The development is set within pleasant and well maintained communal landscaped grounds. There is communal parking as well as an allocated **garage**.

### General Information

**Tenure:** The tenure is understood to be leasehold with an extended lease for a term expiring in 2147 with a service charge of £3,589.08 per annum and a peppercorn ground rent. The Agent has not checked the legal documents to verify the leasehold and service charge status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

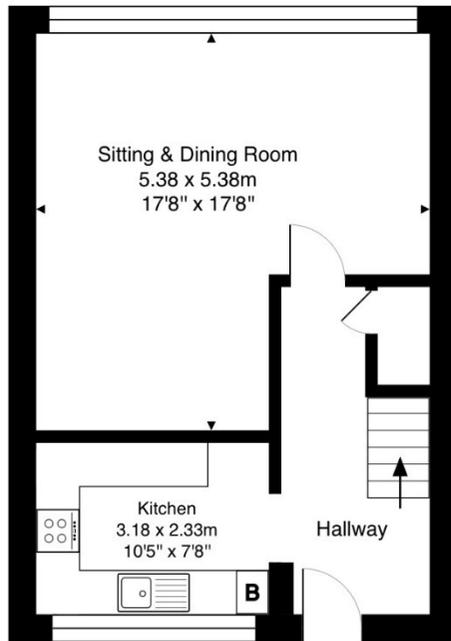
**Council Tax:** Band D

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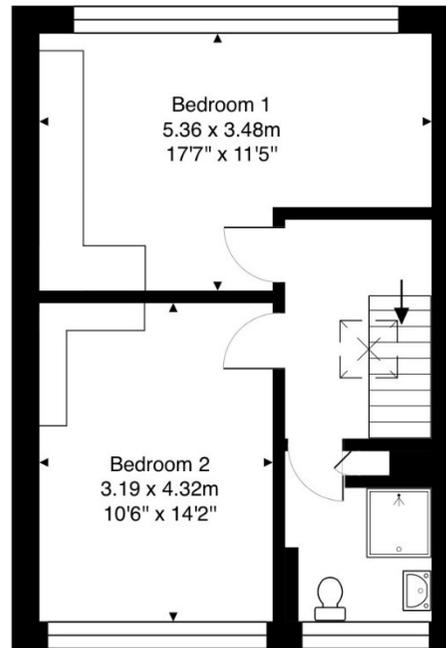


To view this property call Robert Powell on **0121 454 6930**

**Lower Floor**  
Area: approx 42.4 m<sup>2</sup> ... 456 ft<sup>2</sup>



**Upper Floor**  
Area: approx 42.7 m<sup>2</sup> ... 460 ft<sup>2</sup>



## 4 Fairlawn, Edgbaston, Birmingham, B15 3TL

Total Area: approx 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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