

# ENGLANDS



12 Hartley Place, Vicarage Road

Edgbaston, Birmingham, B15 3HS

£210,000





## PROPERTY DESCRIPTION

A well presented second floor apartment in a convenient location in Edgbaston. The property includes two bedrooms, spacious living room, breakfast kitchen and bathroom. It also benefits from a garage in separate block and an extended lease. No chain.

Hartley Place is located between Chad Road and Vicarage Road close to local shops and transport services on Hagley Road leading to the City Centre with its comprehensive leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Medical Centre and Birmingham University as well as further local amenities on Harborne High Street.

The property itself is situated on the second floor of this three storey purpose built block, set in its own landscaped grounds with lawns, trees and flower borders with some communal parking facilities. Approach is via a communal entrance hall with security answer phone system and a staircase affords access to the floors.

An internal inspection is essential to fully appreciate the accommodation which comprises in detail:





Entrance door leads to:

#### HALLWAY

Having radiator, ceiling light point, wooden style flooring, spacious built in storage cupboard and security answerphone.

#### INNER HALLWAY

Having wooden style flooring, recessed ceiling spotlight and providing access to the kitchen and opening through to:

#### LIVING ROOM

3.93m max x 6.23m max (12'10" max x 20'5" max)  
Having wooden style flooring, radiator, electric fireplace with tiled hearth, two ceiling light points, UPVC double glazed bay window and further side double glazed window.

#### BREAKFAST KITCHEN

3.94m max x 3.24m max (12'11" max x 10'7" max)  
Having tiled flooring, two ceiling light points, UPVC double glazed window, single bowl sink drainer with mixer tap over, plumbing for washing machine and a range of matching wall and base units with tap over. Partial tiling walls, radiator, breakfast bar, electric oven with six ring gas hob and extractor fan over and storage cupboard housing Navien boiler.

#### BATHROOM

Having partial tiling to walls, UPVC obscured double glazed window, low flush WC, pedestal hand wash basin with mixer tap over, shaving plug, panelled bathtub with mixer tap over and wall mounted electric shower, ceiling light point and towel rail.

#### BEDROOM ONE REAR

3.94m max x 3.05m max (excluding wardrobes)  
(12'11" max x 10'0" max (excluding wardrobes))  
Having ceiling light point, UPVC double glazed window overlooking rear, radiator and built-in wardrobes.

#### BEDROOM TWO FRONT

2.97m max x 3.04m max (9'8" max x 9'11" max)  
Having ceiling light point, radiator and UPVC double glazed bay window.

#### OUTSIDE

There is a garage in a separate block.

#### ADDITIONAL INFORMATION

Tenure: We are advised the property is leasehold and has 136 years remaining with a service charge of £2,299.20 per annum.

Council Tax Band: C



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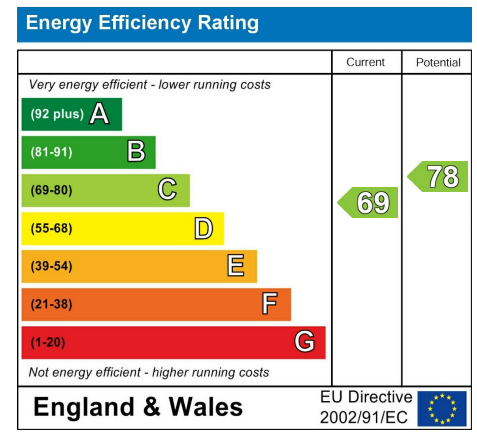
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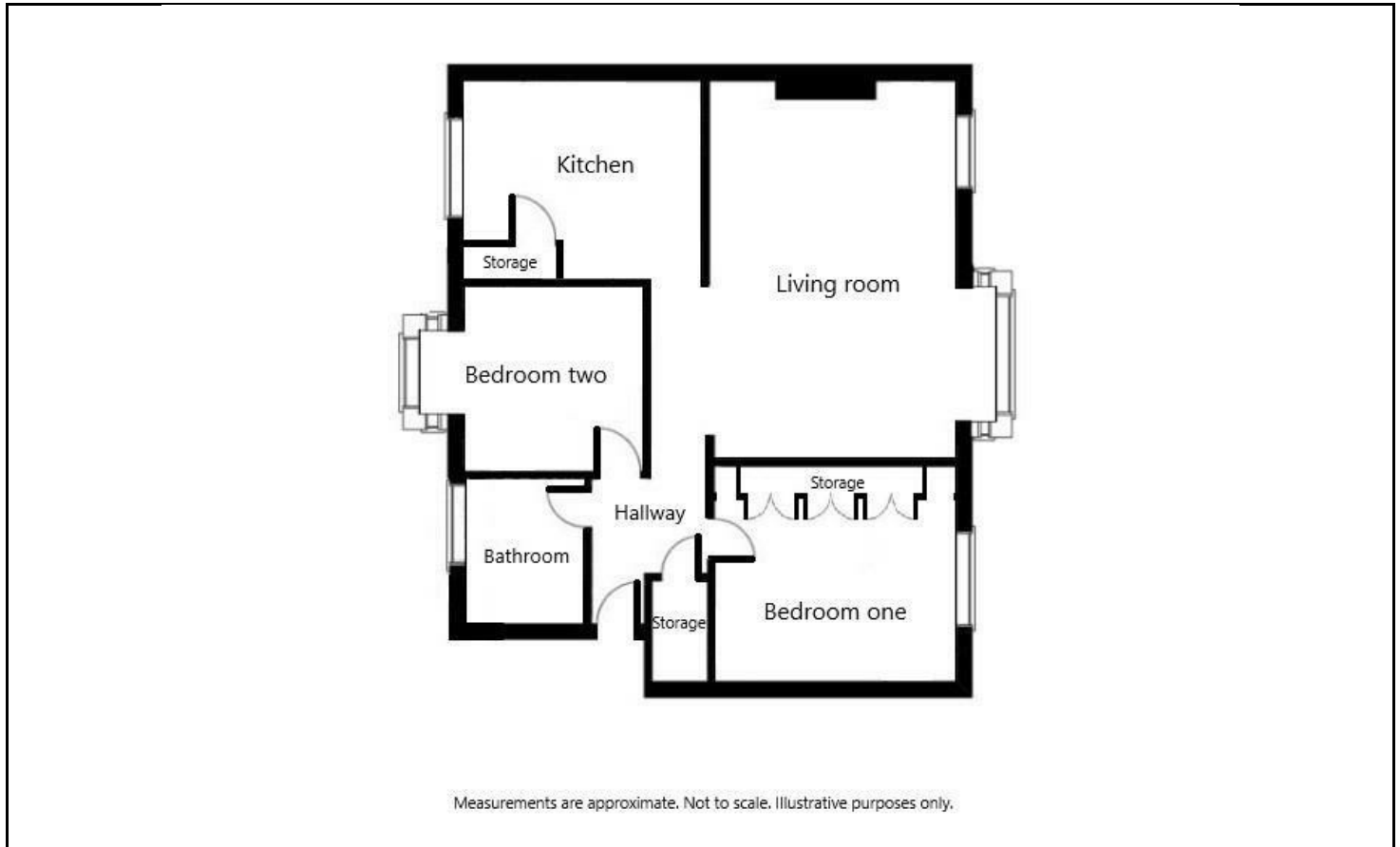
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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