

# ENGLANDS



Vicarage Road

Edgbaston, Birmingham, B15 3HS

£220,000





## 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:



Tel: 01214271974



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

Council Tax Band: C

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



# ENGLANDS

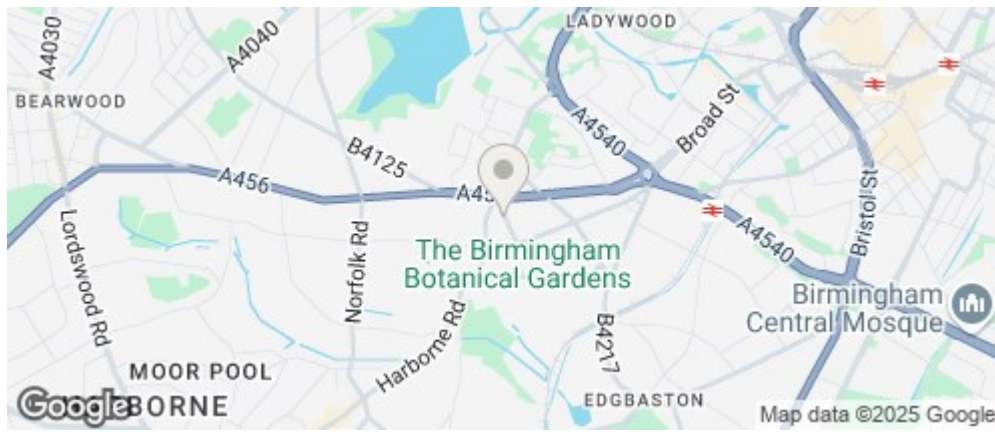





# ENGLANDS



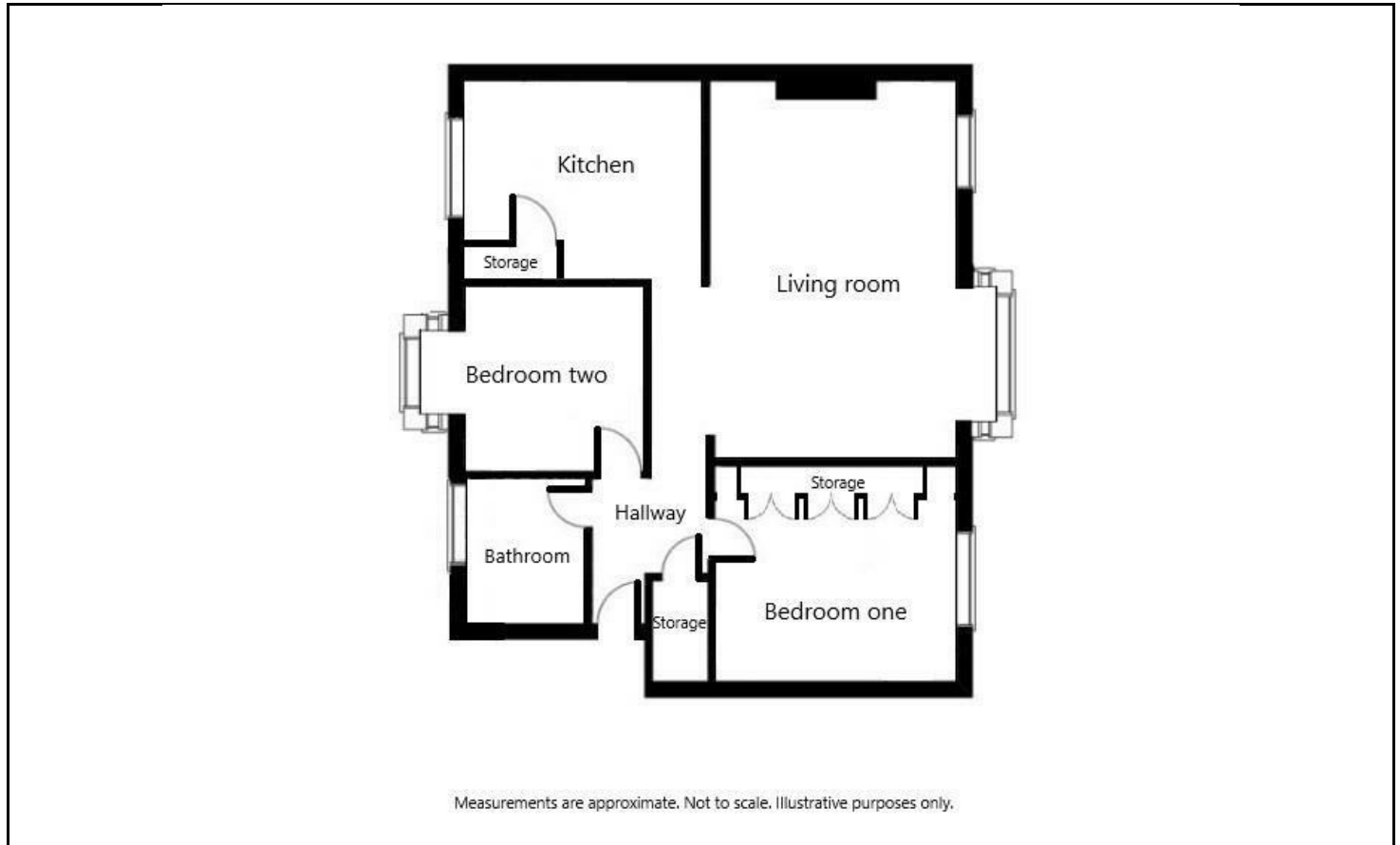
## ROAD MAP



## ENERGY EFFICIENCY GRAPH

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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.