

ENGLANDS



99 Jacoby Place Priory Road
Edgbaston, Birmingham, B5 7UW

£199,950





PROPERTY DESCRIPTION

A modern second (top) floor apartment in a good and convenient location. Central heating and double glazing as specified, hall with storage, large living room, balcony, fitted kitchen, two bedrooms, bathroom/WC with shower, garage in separate block and tree-lined landscaped grounds.

Jacoby Place is a purpose-built development well situated at the junction of Priory Road and Bristol Road. It is readily accessible to the Queen Elizabeth and other medical centres, the University of Birmingham, Cannon Hill Park, Edgbaston cricket ground and Edgbaston Priory Club tennis club. As well as regular transport services to comprehensive city centre facilities along Bristol Road, and further local facilities at Selly Oak, Moseley and Harborne.

Set on the second floor of this popular development a communal entrance door leads into a hallway with stairs rising to the floors. Entrance door with storage cupboards to the side and into hallway.





ENTRANCE HALLWAY

Having security answerphone, storage cupboard, radiator, ceiling light point and further large storage cupboard.

KITCHEN

3.37m max x 2.51m max (11'0" max x 8'2" max)

Having a range of matching wall and base units, integrated electric oven with electric hob over and single bowl stainless steel sink drainer with mixer tap over. UPVC double glazed window, wall-mounted Worcester gas boiler. Appliance spaces, wood-style flooring, radiator and two ceiling light points. In addition, wall-mounted extractor fan.

LIVING/DINING ROOM

6.29m max x 3.55m max (20'7" max x 11'7" max)

Having two UPVC double glazed windows overlooking the grounds, ornate coving to ceiling and two ceiling light points with ceiling roses. Radiator, fireplace with wooden surround and marble style insert and hearth plus fitted electric fire and wood-style flooring. Door to balcony, which is southerly facing.

BEDROOM ONE REAR

4.56m max x 3.6m max (14'11" max x 11'9" max)

Having two UPVC double glazed windows overlooking the balcony, radiator and ceiling light point.

BEDROOM TWO FRONT

3.38m max x 2.98m max (11'1" max x 9'9" max)

Having two UPVC double glazed windows, radiator and ceiling light point.

BATHROOM

1.99m max x 1.88m max (6'6" max x 6'2" max)

Having panelled bath with wall-mounted electric shower over, part complementary tiling to walls, laminate flooring, radiator, pedestal wash handbasin, wall light, low flush WC and skylight allowing natural light in.

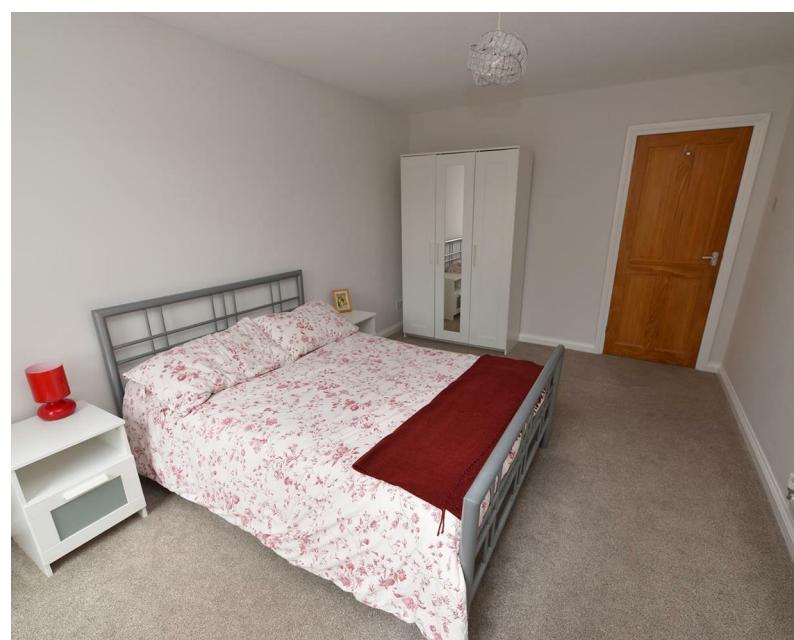
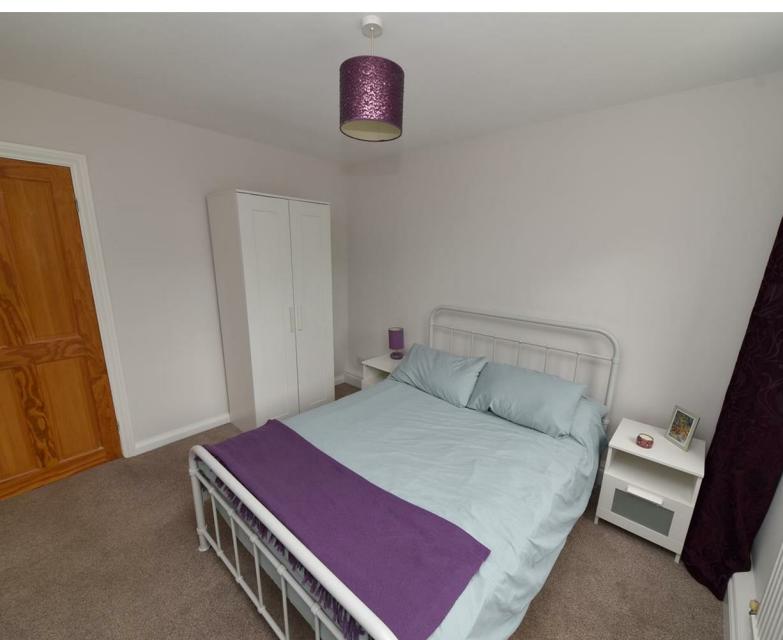
OUTSIDE

Communal grounds and garage in separate block.

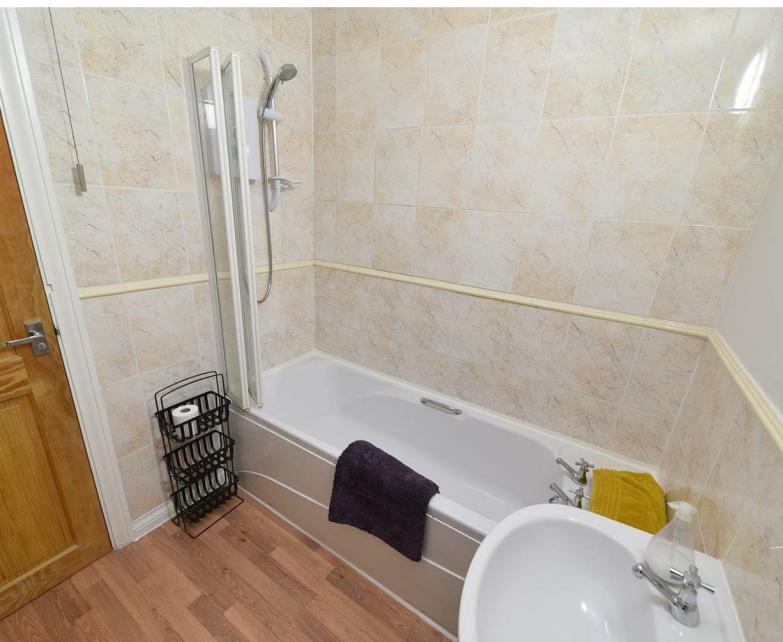
ADDITIONAL INFORMATION

We are advised the property is leasehold with 137 years remaining. A variable service charge is also payable which we are advised is currently £880 every 6 months.

COUNCIL TAX BAND: D



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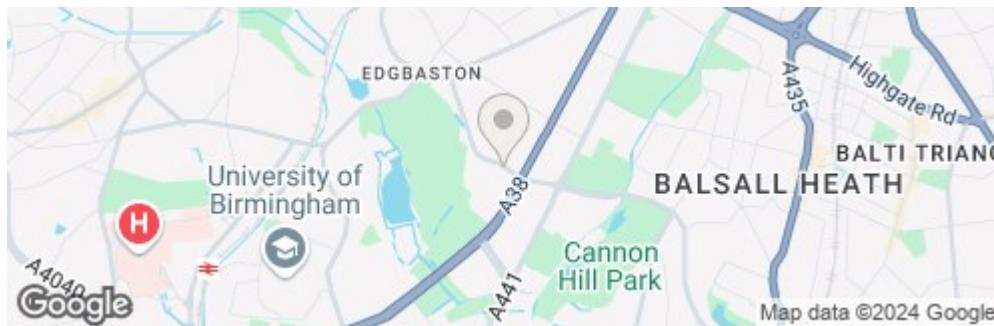




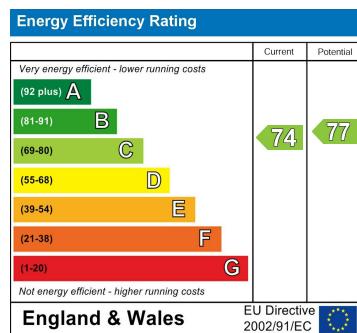
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

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Misrepresentation Act 1967

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