

ENGLANDS



29 Lloyd Square Niall Close

Edgbaston, Birmingham, B15 3LX

£195,000





PROPERTY DESCRIPTION

A well-maintained first floor apartment set in a convenient yet quiet location. The property is part of the Lloyd Square development which is reached via Niall Close. Local shops are very close by at Chad Square and the Queen Elizabeth Hospital and University of Birmingham are also easily reachable. Regular bus routes run along Harborne Road, which is a short walk from the property and these provide easy access into Birmingham City centre. Harborne High Street is very close by with its excellent range of shops, bars and restaurants and also Edgbaston Village.

All items of furniture are available by separate negotiation.

Communal entrance leads into hallway, with stairs affording access to the upper floors.



Tel: 01214271974



Entrance door with spyhole leads into:

HALLWAY

Having security answerphone, ceiling light point and useful storage cupboard.

LOUNGE/DINING ROOM

6.52m max x 3.4m max (21'4" max x 11'1" max)
Spacious and light room, having two UPVC double glazed windows overlooking the grounds, two radiators, two ceiling light points and coving to ceiling.

BREAKFAST KITCHEN

3.8m max into recess x 3.5m max (12'5" max into recess x 11'5" max)
Cupboard housing the wall-mounted Worcester gas Combi boiler, a range of matching wall and base units, wood-style work surfaces, one and a half bowl composite sink drainer with mixer tap over, UPVC double glazed window, tiled floor, ceiling light point and coving to ceiling. Integrated appliances include: double electric oven, gas hob with wall-mounted extractor fan over, appliance spaces and radiator.

INNER HALLWAY

Having a useful storage cupboard and ceiling light point.

BEDROOM ONE

4.05m max x 3.52m max (13'3" max x 11'6" max)
Having UPVC double glazed window overlooking the delightful communal grounds, radiator, fitted wardrobes with sliding doors, ceiling light point and coving to ceiling.

BEDROOM TWO

3.7m max x 2.71m max (12'1" max x 8'10" max)
Having UPVC double glazed window overlooking the grounds, radiator, ceiling light point and coving to ceiling.

SHOWER ROOM

Having walk-in shower cubicle, ceiling light point, full complementary tiling to walls, vertical radiator, wall-mounted wash handbasin with mixer tap over, shaver point, tiled floor, wall-mounted mirrored cabinet, and UPVC double glazed window with obscured glass.

SEPARATE WC

Having low flush WC, full complementary tiling to walls and floors, double glazed window with obscured glass and ceiling light point.

OUTSIDE

Well-maintained communal grounds including lawns, trees and evergreens. Garage located in separate block.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD. We are advised that the lease expires 2155, having 130 years remaining. There is a variable service charge payable of £1343.00 per half year.

COUNCIL TAX BAND: C



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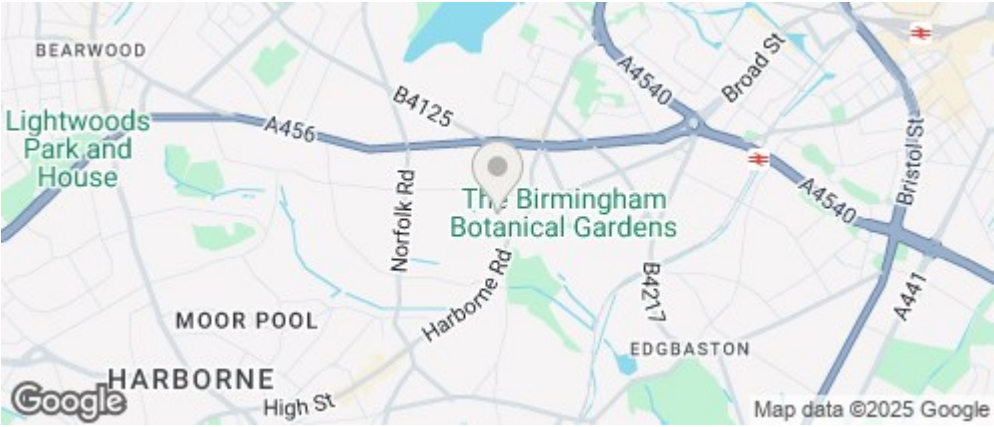




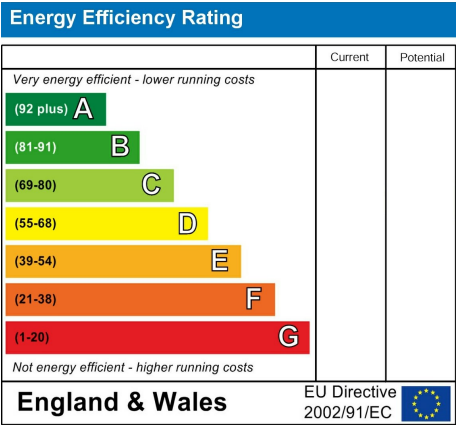
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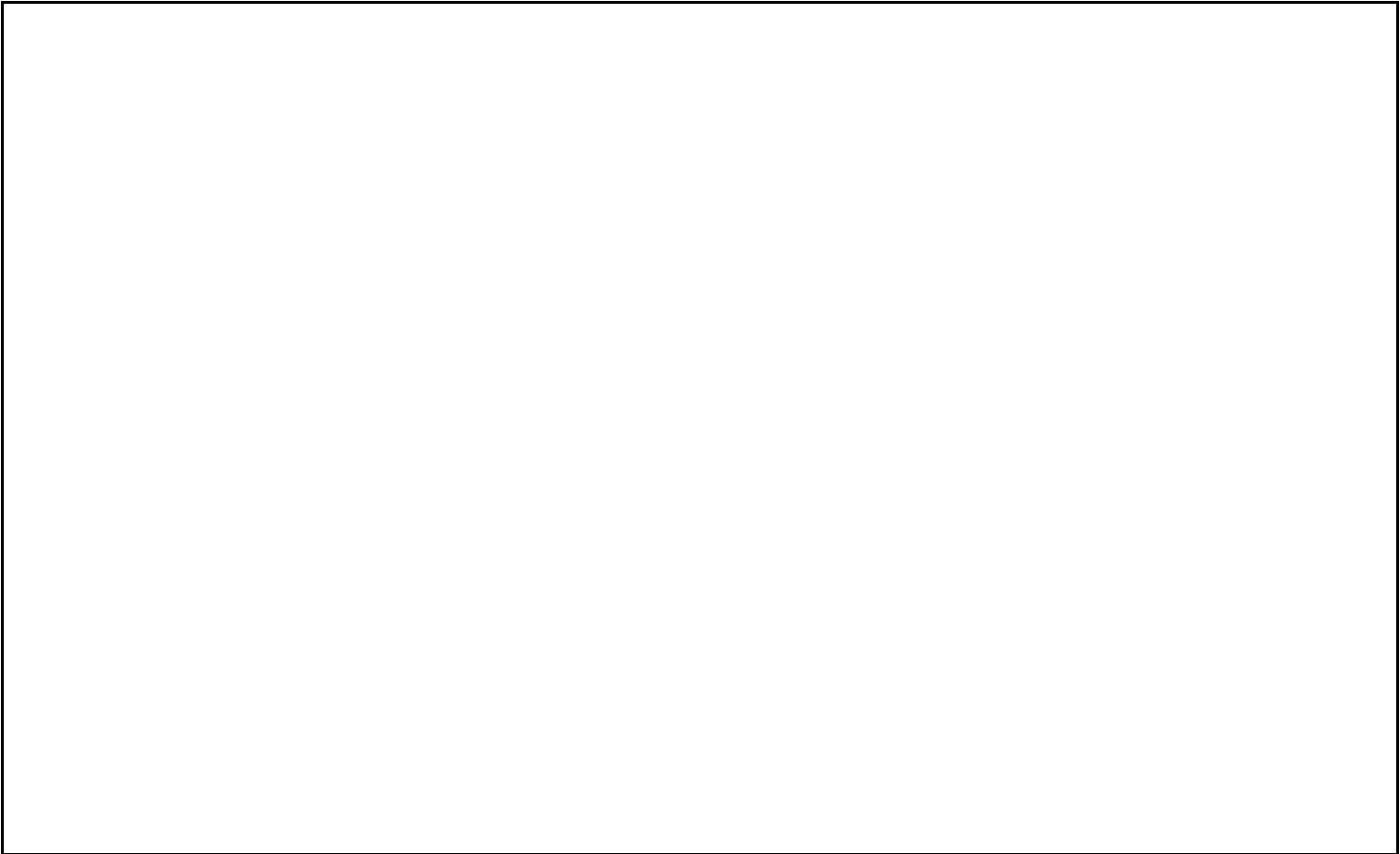
ROAD MAP



ENERGY EFFICIENCY GRAPH



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

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