



Offers In The Region Of £350,000

Viceroy Close, Edgbaston, Birmingham, B5 7UR

**** AMAZING LOCATION ** ART DECO STYLE MANSION APARTMENT ** FOUR/FIVE BEDROOMS ****

******* VIEWING IS HIGHLY RECOMMENDED as the photos do not do this apartment any justice *******

If you are looking for a LARGER APARTMENT within walking distance to Birmingham City Centre set in a PRIVATE ROAD with eight acres of communal stunning surroundings, with PARKING, and an on site PORTER LODGE then this is the one for you. The property was built in 1937 I believe and offers a great size GROUND FLOOR apartment boasting an ENTRANCE HALL that seems to go on forever, a bay fronted lounge, a dining room/fifth bedroom (the choice is yours) a BREAKFAST KITCHEN, with a UTILITY to the side. Four further bedrooms, a BATHROOM and a SHOWER ROOM. The property has front and rear access, PARKING TO THE SIDE within the PRIVATE GROUNDS and PRIVATE seating areas within the communal grounds to the front and to the rear of the property. Energy Efficiency Rating:- D

Location & History

Viceroy Close is a flagship collection of mansion flats considered to be the finest pre-World War II apartment blocks in Birmingham, which are still standing and maintained to a very high standard whilst retained many of the original features making this one of the most attractive and one of the largest apartments in the area. There are 162 flats within the PRIVATE location of Viceroy Close, these vary from one to five bedrooms across eight buildings on an eight acre site in Edgbaston, built in 1937 to a design by Mitchell and Bridgwater in conjunction with Gollins and Smeeton. Viceroy Close buildings have individual sculptures by O'Connor Barrett above the doorways of all 15 entrance areas. Viceroy Close includes a porter's lodge, also featuring a sculpture, that's still used by the resident caretaker, its own post box still collected by Royal Mail and water from an artesian well. Heating and hot water is provided to all apartments via a communal heating system – now back in vogue in larger modern developments. Each block has a lift and the estate is managed by a resident caretaker who resides in the Lodge and who ensures the smooth running of the site. Also offering ample communal residents parking and secure communal entrance.

Approach

Being located towards the rear of Viceroy Close, this ground floor apartment offers a secure, serene, and peaceful location. This particular apartment also benefits from no further apartments to the rear, therefore not overlooked. The outlook to the front is also open creating a woodland feel.

Communal Surroundings

The communal garden areas are hidden from the road via wall borders, but once through the gates there are winding access roads giving access to each of the eight blocks though well maintained and mature lawn areas with decorative flower bed areas also containing mature

shrubbery. There are parking areas throughout the eight acres of Viceroy Close, and en-bloc garages.

Parking

The better parking area for this apartment is directly to the side of the building with further mature shrubbery and flower bed borders surrounding. The parking area also gives access via a pathway to the rear of the building, where you can enter this GROUND FLOOR apartment via the utility area, throughout to the kitchen.

Communal Entrance Hallway

The opening to the entrance area is in a stylish Art Deco design with a sweeping line open fronted covered entrance porch. The porch area has a light within the solid canopy covering, decorative stone covered flower beds to either side, tiling to the floor area, and supporting rails to either side leading to the secure double entrance doors through to the impressive entrance hallway. The entrance hallway has a grandeur feel due to the tiled flooring with a custom made initialled entrance mat, older column style radiators either side with a wood effect shelf over. The upper floor apartments can utilise the stairs or the lift both accessed via the entrance hallway area. As the apartment on offer is a ground floor we enter through the private entrance door to the left of the entrance hallway.

Private Entrance Hallway

The entrance hallway to this apartment has a welcoming area (13'5" x 6'4") giving access to the guest WC, lounge, dining room, and an opening to the side to a further entrance hallway area (23'1" x 3'5") which gives access to the kitchen, bathroom, shower room, two of the bedrooms. The entrance hallway then further continues (15' x 3'5") through a ninety degree bend giving access to the further two bedrooms. The hallways in their entirety have two older column style radiators with wood effect shelves over, decorative coving

finish to the ceiling, and a window to the side overlooking the rear entrance and garden area. There are three storage cupboards, glazed double doors to the lounge and further single door or opening access points to the remaining rooms.

Guest WC

5'7" x 4'4" (1.70m x 1.32m)

Suite comprised of a concealed flush WC and a wash hand basin both inset to storage cupboards/vanity unit with a marble effect work surface over. A mirrored alcove area to one wall with display shelves over. Decorative stone effect tiling to the walls with a mosaic design dado tile inset, and a further mirror to the wall situated over the wash hand basin area.

Lounge

16'4" into bay 12'11" to wall x 16'3" (4.98m into bay 3.94m to wall x 4.95m)

The lounge is accessed via the double set of glazed doors from the entrance hallway, angled bay window to the front overlooking the grounds, old column style radiator with a wood effect shelf over. Art deco style fireplace with a marble effect back over hearth and an electric fire inset.

Dining Room / Fifth bedroom

14'5" x 13'5" max 12'9" min (4.39m x 4.09m max 3.89m min)

Window to the front looking out to the covered seating area, older column style radiator with a wood effect shelf over, and a decorative coving finish to the ceiling area.

Kitchen

16'4" x 8'10" (4.98m x 2.69m)

Range of wall mounted and floor standing base units with a double glass fronted display unit and open corner display shelves incorporated. Marble effect work surfaces over extending to create a seating/breakfast bar area, and housing



a stainless steel effect sink and drainer unit with a mixer tap over. The units also have a towel rail inset, under unit lighting, lazy Susan style corner unit, and integral eye level Neff oven, Neff electric hob, AEG dishwasher, and a Neff under unit pull out fridge/freezer area. Partly tiled walls extending to the window sill area, radiator, decorative coving finish to the ceiling, a window to the rear and a door to the side leading through to the covered open area which in turn allows access to the rear gardens

Shower Room

8'9" x 7'10" (2.67m x 2.39m)

Suite comprised of a corner shower cubicle with a boiler fed shower inset, pedestal wash hand basin, bidet, and a low flush WC. Decorative tiled walls extending over the window sill area, and shelving areas with picture tiles inset, and a decorative Art Deco design dado style tile inset which matches the multiple picture tiles. Wall mounted double mirror fronted cabinet with a light over and shaver point incorporated situated over the towel radiator. Mirror to the wall over the wash hand basin area, suspended ceiling with central cluster of lights, and a window to the rear

Bathroom

10'7" x 6'4" (3.23m x 1.93m)

Suite comprised of a corner panelled bath with a mixer tap shower attachment, low flush WC and a pedestal wash hand basin. Partly tiled walls extending to the window sill area and creating shelving to two walls. Towel radiator with a mirror set to the wall behind, suspended ceiling with a central cluster of lights, mirror fronted double wall cabinet with a light and shaver point, and a window to the rear.

Bedroom One

14'5" x 12'3" (4.39m x 3.73m)

Window to the front, older style column design radiator, and a decorative coving finish to the ceiling area. Mirror fronted single storage cupboards either end of one wall, and fitted bedroom units consisting

of a single wardrobe either side of the bed area with a two drawer bedside table also either side of the bed area. Seating storage ottoman to one side of the radiator, a dressing table with a three drawer chest to the side, a laundry unit, a corner wardrobe/storage cupboard and a double unit with double rails inset.

Bedroom Two

11'5" x 9'10" (3.48m x 3.00m)

Window to the rear, older style column design radiator with a wood effect shelf over, and a decorative coving finish to the ceiling.

Bedroom Three

10'8" x 8'11" (3.25m x 2.72m)

Window to the side, built in storage with shelving incorporated, and a decorative coving finish

Bedroom Four

10'8" x 7'4" (3.25m x 2.24m)

Window to side, built in storage/wardrobe with shelving and a rail incorporated, and a box pelmet over the window area.

FURTHER INFORMATION

The service charge covers the maintenance of the grounds, the lifts, the cleaning and maintaining of the exterior and all common parts, building insurance and, importantly, heating and the water supply are both included within the charge. The purest water supply is pumped from an Artesian well within Viceroy Close, it is then filtered and piped to each apartment with no additives. The hot water comes from a communal heating system. Security arrangements, including door entry systems, lighting, CCTV (recently updated to 4K UHD cameras) and gates have all successfully contributed to the comfort of this friendly community.

LEASE - 999 years

Ground Rent £150 PA

Service Charge £8770 PA - Please note this includes the water and heating throughout the property
Council Tax - Band F

