



Lloyd Square

22 Niall Close

Birmingham

B15 3LX

Asking Price Of £185,000

First Floor Apartment

Two Double Bedrooms

765 sqft

Communal Gardens

Garage En-Bloc

Sold With No Upward Chain





Property Description

DESCRIPTION A spacious two-bedroom apartment with excellent natural light and generous living space.

Situated in a quiet pocket of leafy Edgbaston, just off Niall Close, this bright and well-proportioned two-bedroom apartment offers over 765 sqft of accommodation and would make an ideal purchase for first-time buyers, downsizers, or investors seeking a strong rental demand close to Birmingham City Centre.

Located on the first floor of a well-kept low-rise development, the apartment benefits from large picture windows throughout, drawing in superb natural light and providing tranquil views over the mature communal gardens.

The internal accommodation comprises an entrance hallway with storage cupboard off, leading to a kitchen and separate lounge / diner, continuing through the property is another hallway with further storage, leading to two double bedrooms and a bathroom.

To the outside of the property there is a garage enbloc, unallocated parking spaces, and a mature communal garden.

The property is sold with no upward chain.

LOCATION Situated just a fifteen-minute walk away from Harborne High Street, this property is in a brilliant location for local amenities, travel and schools. Harborne High Street offers numerous shops, bars and restaurants including Harborne Kitchen, The Plough and Sabai Sabai, while Birmingham's New Street Station and Bullring Shopping Centre are just an eleven minute drive away from the property. Schools such as Blue Coat and The Priory are both under a ten minute drive away from the property. This apartment is a brilliant option for either a first time buyer, small family or an investment purchase.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor. Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council
Council Tax Band - C

Service Charge - £2632 per annum

Ground Rent - £48 per annum

Ground Rent Review Period - TBC

Length of Lease - 129 Years remaining



Floor Layout



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

Total approx. floor area 765 sq ft (71 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements