

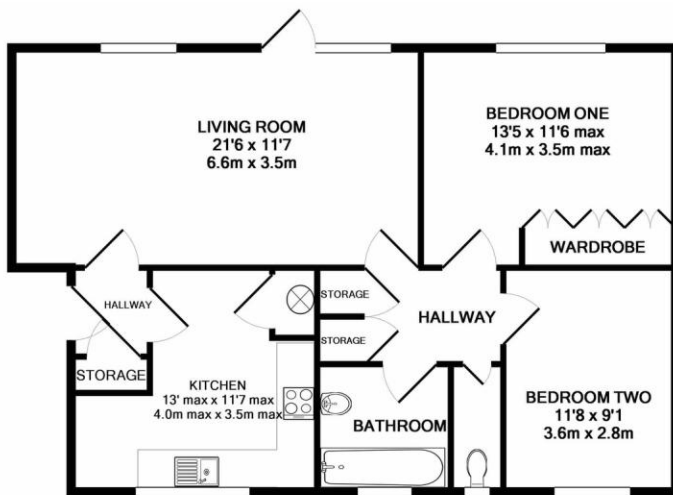


James *J* LaurenceTM
Sales and Lettings

APT 54, MICHAEL COURT BRISTOL ROAD, EDGBASTON, B5
7TS

ASKING PRICE OF £165,000





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
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PROPERTY

Located on the ground floor of this intimate development, this superb apartment boasts two double bedrooms, the master of which hosts fitted wardrobes, whilst a spacious front facing living room offers the beauty of access to patio area and communal grounds, Further accommodation features include a separate kitchen complete with space for a breakfast area and storage cupboard housing a combination boiler, bathroom and adjacent WC, ample storage, double glazing and gas central heating (both where specified). The property comes complete with a garage en bloc and a long lease, both should be key features and should be attractive for first time buyers, city working professionals and buy to let investors, as will the fact that further modernisation to the property will enhance significantly. Michael Court itself offers well maintained communal grounds, with secure intercom access to the property to compliment its parking facilities.

THE AREA

Michael Court offers a prime location, on the cusp of Birmingham city centre, as Bristol Road offers ease of access to Birmingham city centre amenities and facilities, but with the benefits that the leafy suburb of Edgbaston has to offer-such as a short walk to Cannon Hill park and Mac theatre. The location offers excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, Queen Elizabeth hospital and Birmingham University and city amenities/a plethora of independent restaurants of Brindley Place.

SCHOOLS

Excellent primary secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with Edgbaston Cricket Ground, MAC theatre, The Priory tennis club and Golf clubs within short walking distance, with Grand Central, exclusive Mailbox and Bullring offering shopping boutiques in the city nearby