

ENGLANDS



94 Jacoby Place Priory Road

Edgbaston, Birmingham, B5 7UW

£195,000





PROPERTY DESCRIPTION

Delightful ground floor apartment set in a sought-after location. The property has the benefit of two bedrooms, good sized living/dining room, fitted kitchen, shower room, double glazing and central heating and garage in a separate block. In addition, the property has direct access to a southerly facing outdoor patio area. **EXTENDED LEASE. NO CHAIN.**

EV charging points are currently being installed for resident's use.

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.

A communal entrance door leads into a hallway with stairs rising to the floors. Entrance door with storage and meter cupboards to the side leads into:





HALLWAY

Having radiator, ceiling light point, and two useful storage cupboards with fitted shelving.

LOUNGE/DINING ROOM

6.26m max x 3.58m max (20'6" max x 11'8" max)
Having UPVC double glazed windows overlooking the delightful gardens, two ceiling light points, radiator, two wall lights, ornate coving to ceiling, fireplace with wooden surround and hearth with inset electric fire. Glazed door leading to:

ENCLOSED SUN ROOM

A pleasant southerly-facing area having tiled floor, double glazed UPVC sliding doors leading to the patio, having paved seating area and views across the communal grounds.

KITCHEN

3.37m max x 2.53m max (11'0" max x 8'3" max)
having a range of matching gloss-fronted wall and base units, radiator, roll top work surfaces, part complementary tiling to walls, two ceiling light points, integrated electric oven, electric hob and wall-mounted extractor fan over, appliance spaces, wall-mounted Ariston Combi gas boiler, single bowl ceramic sink with mixer tap over, UPVC double glazed window to the front and laminate flooring.

BEDROOM ONE

4.54m max x 3.13m max (14'10" max x 10'3" max)
Having a range of fitted wardrobes, built-in overhead cupboards and bedside tables, ceiling light point, radiator and two UPVC double glazed windows overlooking the sun room.

BEDROOM TWO

3.38m max x 2.96m max (11'1" max x 9'8" max)
Currently being used as a sitting room. Having radiator, two UPVC double glazed windows overlooking the front and ceiling light point.

SHOWER ROOM

Walk-in shower cubicle with wall-mounted shower, fully tiled to walls and floor, ceiling light point, wash handbasin set into vanity storage unit with mixer tap over, low flush WC with concealed cistern and vertical radiator.

OUTSIDE

Garage in separate block.
Well-maintained communal grounds. Residents parking with EV charging points.

ADDITIONAL INFORMATION

Council Tax Band: D
Tenure: Leasehold with 137 years unexpired.
Variable annual service charge payable, currently £1,750.00 paid in six month instalments.



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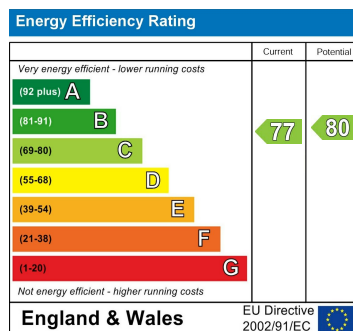
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.