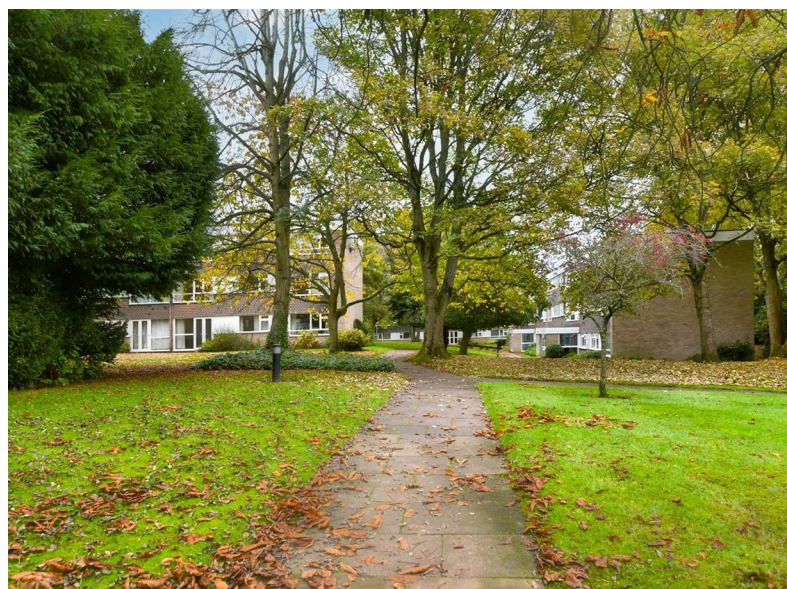


ENGLANDS



16 Whetstone Close
Farquhar Road
Edgbaston, Birmingham, B15 2QL
£205,000





PROPERTY DESCRIPTION

This first-floor apartment is positioned in a highly desirable location, nestled in a tranquil area at the rear of the development, with pleasant views of the well-maintained grounds. The residence features two double bedrooms equipped with fitted wardrobes, a spacious lounge/dining room, a fully fitted kitchen, a bathroom, and a separate WC. Additionally, there is a garage located in a separate block. The apartment benefits from double glazing where specified, as well as warm air gas heating.

Whetstone Close is situated on Farquhar Road in the picturesque Edgbaston area, conveniently located near the Queen Elizabeth Hospital, the University of Birmingham, and the University train station, all just a short walk away. Access to Birmingham city centre is also readily available. This property is being offered for sale with the advantage of no onward chain. Approach is via communal entrance hall with security answer phone.

An internal inspection is essential to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974

16 Whetstone Close Farquhar Road



FIRST FLOOR IS REACHED BY STAIRS

ENTRANCE DOOR

With spy hole leads into inner hallway.

INNER HALL

The space features a radiator, ceiling light fixture and storage cupboard.

KITCHEN

3.49m max x 3.64m max (11'5" max x 11'11" max)

The kitchen is designed with a cohesive array of wall and base units, enhanced by roll-top work surfaces. It is equipped with a freestanding electric cooker, complemented by a gas hob above. The walls are elegantly adorned with matching tiling, and a single bowl stainless steel sink with a mixer tap above. Moreover, the space is illuminated by a ceiling light fixture and features a UPVC double glazed window. Tile-effect vinyl laminate flooring contributes to the aesthetic, with an additional storage cupboard.

LOUNGE/DINING ROOM

6.49m max x 3.54m max (21'3" max x 11'7" max)

Having two UPVC double glazed windows, overlooking the delightful communal grounds, two ceiling light points, built-in cupboards for storage.

BEDROOM ONE REAR

4.05m max x 3.55m max (13'3" max x 11'7" max)

Features UPVC double glazed window, that offer a view of the grounds, along with fitted wardrobes and ceiling light fixture.

BEDROOM TWO FRONT

2.72m max x 2.93m max (8'11" max x 9'7" max)

The property features UPVC double glazed windows, ceiling light fixture and fitted wardrobes that include a dressing table unit.

BATHROOM

1.80m max x 2.17m max (5'10" max x 7'1" max)

Features wall-mounted wash basin with mixer tap over and set into vanity storage unit, bath with wall-mounted electric shower over, UPVC double glazed window with obscured glass, complementary tiling to walls, vinyl tile-effect flooring and ceiling light point.

SEPARATE WC

Having low flush WC, double glazed window with obscured glass, part complementary tiling to walls, vinyl tile-effect laminate flooring and ceiling light point.

ADDITIONAL INFORMATION

Garage located in separate block.

Council Tax Band: C

Service charge: We have been advised there is a half yearly service charge of £1511.09.

Tenure: The property is leasehold having 153 years remaining.



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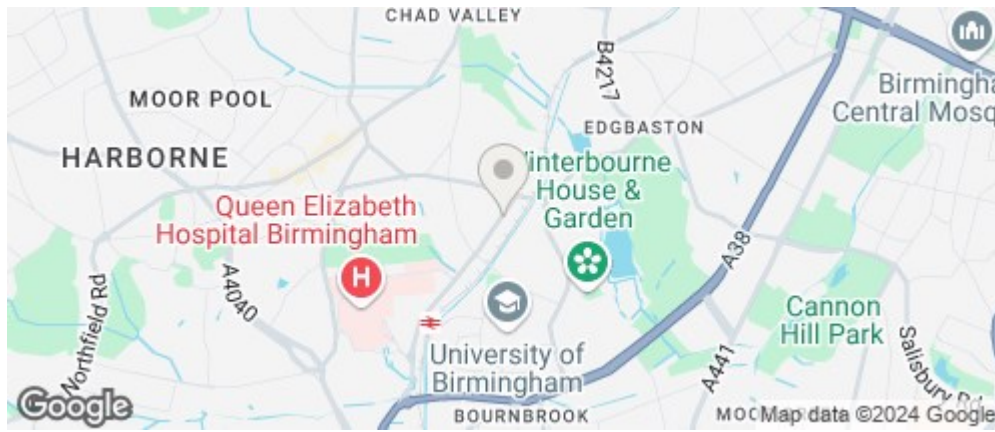




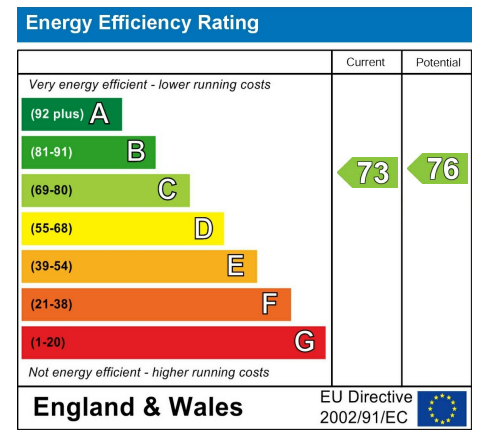
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ROAD MAP



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

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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