



12 HINDON SQUARE

VICARAGE ROAD, EDGBASTON, BIRMINGHAM B15 3HA

Robert  Powell
RESIDENTIAL SALES & LETTINGS



12 HINDON SQUARE £210,000

EDGBASTON

An excellent 2nd floor, two-bedroom apartment, extending to some 847 sq.ft. (79 sq. m.) and enjoying a south facing living/dining room, whilst set in delightful communal gardens in a popular development within Edgbaston.

Location

The Hindon Square development is conveniently situated off Vicarage Road, well placed for a number of useful local shops/restaurants on the nearby Hagley Road (A456). The property is ideally located for access to Birmingham City Centre which lies only some 2.5 miles to the northeast. The Fiveways Railway Station is just over a mile away and provides direct access to Birmingham's New Street Station, which is one stop (around 5 minutes) down the line.

Description

Hindon Square is an excellent development set in a popular residential area of Edgbaston, comprising low rise blocks, all set within delightful well-maintained communal grounds. Number 12 is located on the 2nd floor and accessed by way of a communal entrance (with entry phone system) and stairs.

Apartment 12 offers excellent and well laid out living space all set over one level, and which extends to some 847 sq. ft. (79 sq. m.) in total. The apartment is double glazed, with radiators and gas fired central heating, and a generous size living room enjoys a delightful south facing aspect.

The Accommodation

Entrance hall with a useful deep built-in storage cupboard. The Living/Dining Room is an excellent size (20'5" x 13') and enjoys a delightful southerly aspect with ample levels of natural light, and a feature brick fireplace surround with space for an electric fire.

The fitted Kitchen has a double-glazed window overlooking the front communal grounds and is

fitted with a range of base and wall mounted cupboards, work surface areas, single bowl single drainer stainless steel sink unit, gas 4 ring hob with extractor fan over, oven/grill, space for an upright fridge/freezer and space/plumbing for a washing machine. Useful built-in pantry/store, also housing the gas fired central heating boiler.

Bedroom 1 is a double room and enjoys a fine southerly aspect via a double-glazed window and has useful built-in wardrobes/storage. Bedroom 2, has a bow window with an aspect to the front, overlooking the communal grounds.

Both bedrooms are served by a family bathroom, with a panelled bath with an electric shower over, pedestal wash hand basin. Separate WC.

Outside

The development is set within pleasant and well maintained communal landscaped grounds. There is communal parking as well as an allocated garage for the apartment.

General Information

Tenure: The tenure is understood to be leasehold with an extended lease for a term expiring in September 2161. There is a ground rent payable of £100 per annum and a service charge payable which is currently £3000 per annum. The Agent has not checked the legal documents to verify the leasehold and service charge status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

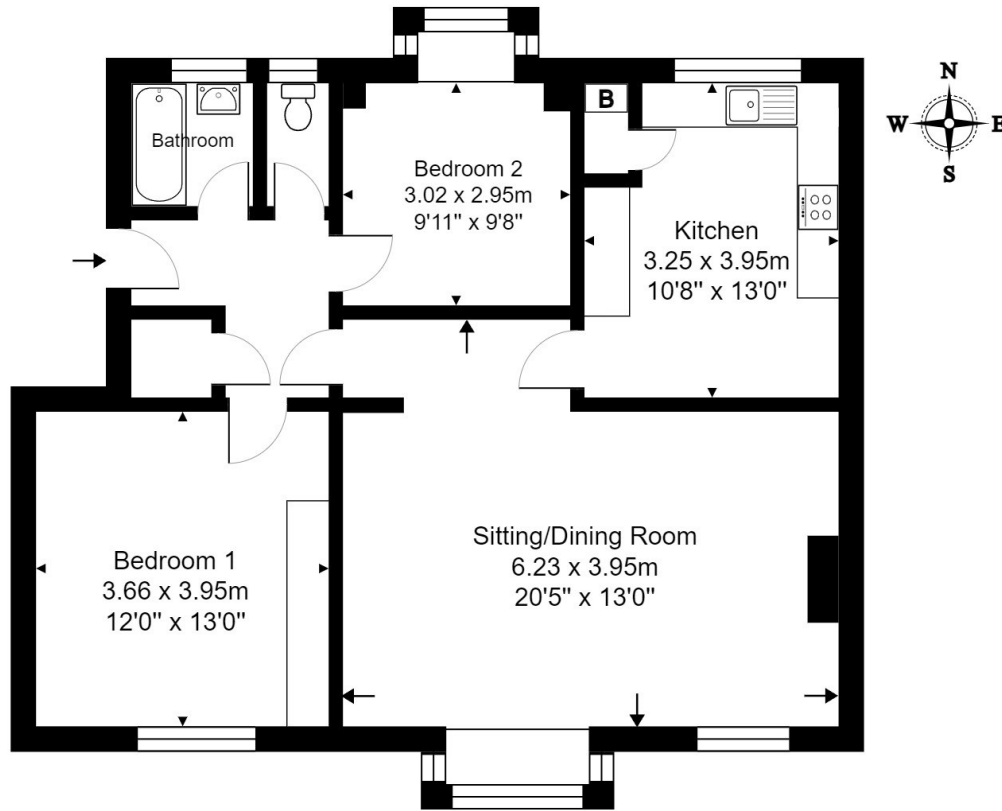
Council Tax: Band C

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To view this property call Robert Powell on **0121 454 6930**

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Total Area: 78.7 m² ... 847 ft² approx

All measurements are approximate and for display purposes only.
Please re-check all information provided.
Area figures are approximate only



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