



153 VICEROY CLOSE
EDGBASTON, BIRMINGHAM, B5 7UX

Robert Powell
RESIDENTIAL SALES & LETTINGS

153 VICEROY CLOSE

£264,950

EDGBASTON

A fine ground floor 2-bedroom mansion style apartment, offering excellent living space extending to some 1056 sq.ft. (98 sq.m.), whilst set within around 9 acres of well-maintained communal gardens, and conveniently placed only some 1.5 miles from Birmingham City Centre.

SITUATION

Viceroy close is a sought after 1930's development that boasts characterful charm and enviably sized apartments. There are approximately 140 properties in total divided into 11 blocks all set within exquisitely maintained communal grounds.

Ideally located for easy access into Birmingham City Centre, which lies approximately 1.5 miles to the north, Bristol Road (A38) is also well placed for providing excellent access to local amenities, shops, and major transport links for both road and rail. Five Ways Railway Station and the more recently redeveloped Birmingham New Street Station are both situated within 1.5 miles from Viceroy Close.

ACCOMODATION

Viceroy Close is a sought-after Art Deco development set around a communal parking area and fine landscaped gardens extending to some 9 acres in total. There apartments are accessed by a secured entry system to a communal entrance hall, whilst there is also a lift and stair access to all floors.

The well laid out living space extends in all to around **1,056 sq.ft. (98 sq. m.)** in total and is all set upon the ground floor.

The front door leads into a **reception hall** with a useful built-in cloaks/ storage cupboard, and fully tiled wet room (currently used only for storage). The good size front **living/dining room (24' x 16'6")**, has a large bay window to the front aspect allowing for good levels of natural light, and central feature fireplace surround with marble base and slips.

The **kitchen** is fitted with a range of base and wall mounted cupboards, tiled floor, work surface areas,

stainless steel sink unit, and appliances to include an electric oven/grill, 4 ring induction hob with an extractor fan over, integrated dishwasher, and washing machine. Space for an upright fridge/freezer. Useful rear access door to the rear parking area and garages.

There are **two double bedrooms**, both recently fitted with secondary glazed windows. **Family bathroom**, fully tiled to floor and walls, with an oval shaped bath with handheld shower attachment, wash hand basin in a vanity unit with a mirrored medicine cabinet over, and a WC.

Outside

There are delightful communal gardens, extending in all to some 9 acres in total, mainly laid to lawn with mature trees and flower beds trees and flower beds. There is unallocated car parking for residents and visitors, and the current vendors also currently have an agreement in place to rent one of the garages for an additional circa £150 per quarter.

General Information

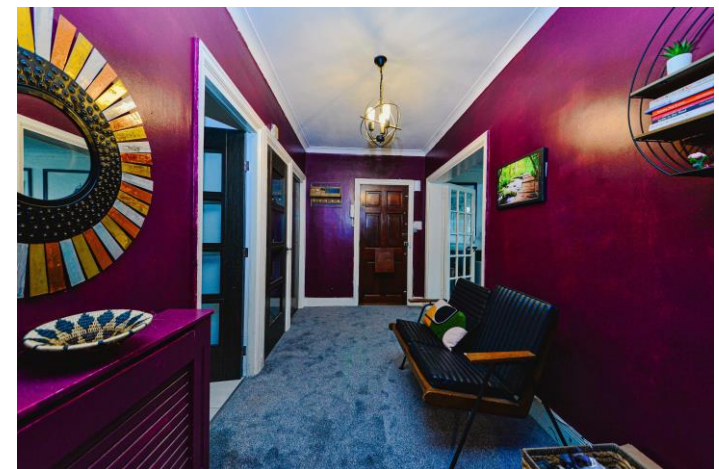
Tenure: The property is leasehold (due to expire in 2114) though the current vendors are presently in the process of extending this to a 999 year lease. There is a ground rent payable of circa £45.00 per annum. Service charge is approximately £2915.98 per half year, which includes hot water, heating, and maintenance of the communal areas.

The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band C

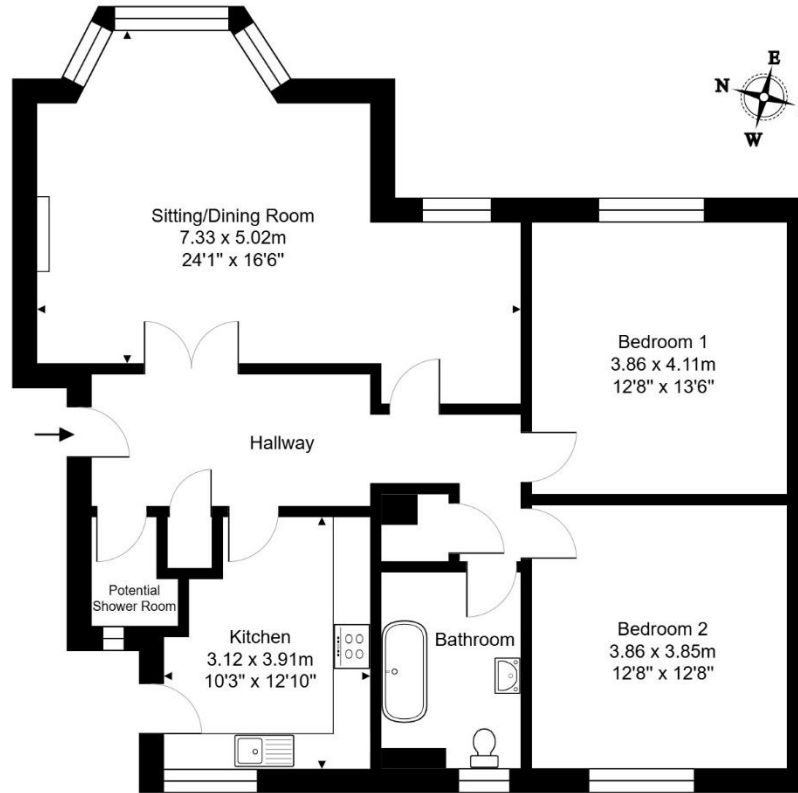
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To view this property call Robert Powell on **0121 454 6930**

153 Viceroy Close, Edgbaston, Birmingham.



Total Area: approx 98.1 m² ... 1056 ft²

All measurements are approximate and for display purposes only
 Area figures are approximate only
 Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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