



## 73 Odell Place

Edgbaston, Birmingham, B5 7RG

Offers Over £179,950



**\*\*LOVELY TWO BEDROOM TOP FLOOR FLAT IN PRIME EDGBASTON LOCATION WITH NO CHAIN!\*\*** Lovely top floor, two bedroom maisonette in prime location in Edgbaston location on Odell Place. Offering excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. The property benefits from landing area, living room, kitchen, two bedrooms, bathroom and a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this home on offer please contact our Moseley office.



### Approach

The property is approached via a UPVC front entry door opening into:

### Hallway

With stairs giving rise to the first floor landing area with ceiling light point, storage area, door opening into airing cupboard housing the 'Worcester' combination boiler and useful storage space and further doors opening into:

### Living Room

11'5" x 16'3" (3.50 x 4.97)

With two ceiling light point, central heating radiator, laminate wood effect flooring, wall mounted electric heater, double glazed window to the front aspect and door opening into:

### Kitchen

8'10" x 8'8" (2.70 x 2.65)

With lino to flooring, a selection of cream wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, integrated hob and cooker, space for fridge freezer and washing machine, double glazed window to the rear aspect, ceiling light point and tiling to splash backs.

### Bedroom One

9'10" x 15'10" (3 x 4.85)

With double glazed window to the front aspect, door opening into over stairs storage cupboard providing useful storage, ceiling light point and central heating radiator.

### Bedroom Two

9'10" x 11'4" (3.01 x 3.46)

With double glazed window to the rear aspect, ceiling light point, coving to ceiling, loft access point (not inspected) and central heating radiator.

### Bathroom

5'6" x 6'1" (1.70 x 1.87)

With lino to flooring, tiling surround, low flush WSC, sink on pedestal with two taps over, bath with mixer tap and Triton shower over, ceiling light point, double glazed opaque window to the rear aspect and central heating radiator.

### Garage in Separate Block

With metal up and over door.

### Tenure

We have been informed by our vendors that the property is Leasehold and that the lease term is 140 years remaining, the ground rent is £100.00 per annum and the service charge is £1004.44 per annum (subject to confirmation from your legal representative).

### Council Tax Band

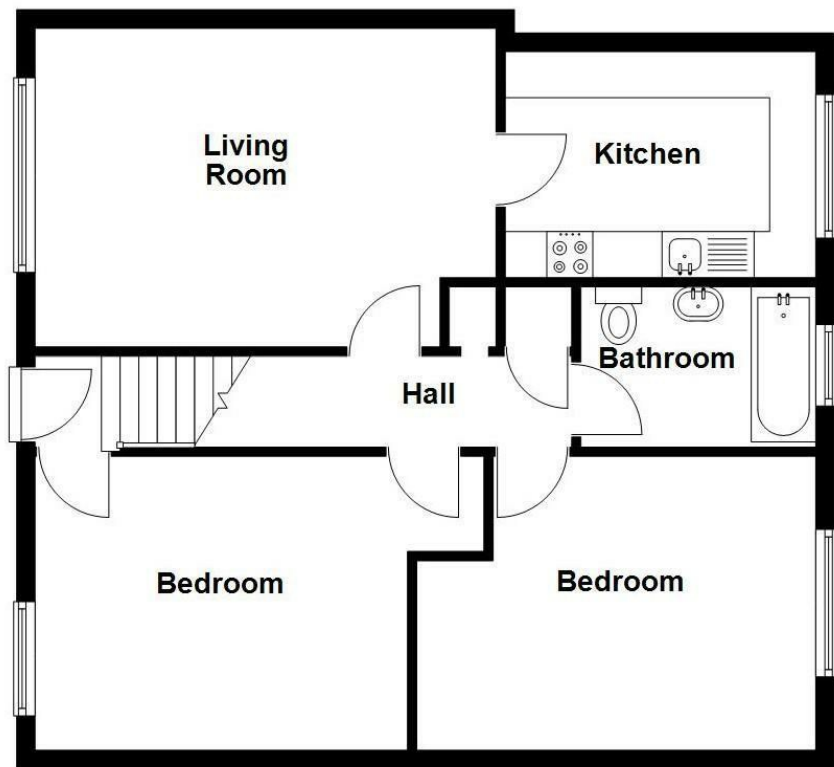
According to the Direct Gov website the Council Tax Band for 73 Odell Place Edgbaston, Birmingham, West Midlands, B5 7RG is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





## Floor Plan

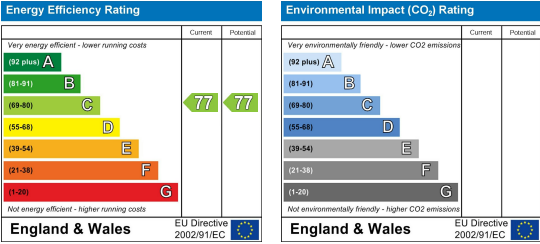
Odell Place - NOT TO SCALE - For illustrative purposes only



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.