



Connells

Hartley Place Vicarage Road
Edgbaston Birmingham

Hartley Place Vicarage Road Edgbaston Birmingham B15 3HS

for sale
£125,000



Property Description

****Cash buyers only 56 years left on lease****

This beautifully presented two-bedroom apartment offers modern living in a highly sought-after Edgbaston location, just moments from Birmingham city centre.

Situated within a well-maintained development, the property features a bright and spacious lounge with large windows, creating an inviting and airy feel. The fitted kitchen is well-appointed with ample storage and workspace, perfect for everyday cooking and entertaining.

The apartment boasts two generously sized bedrooms, including a comfortable master bedroom, along with a modern family bathroom. Neutral décor throughout provides a fresh, contemporary style that will appeal to a wide range of buyers.

Additional benefits include parking, secure entry system, and well-kept communal areas.

Perfectly positioned in Edgbaston, the property offers excellent access to local amenities, shops, restaurants, and transport links, as well as being within easy reach of Birmingham's business and entertainment districts.

Having carpet flooring, intercom system, storage and radiator.

Lounge

20' max x 12' 1" (6.10m max x 3.68m)

Having carpet flooring, radiator and double glazed window.

Kitchen

13' x 9' (3.96m x 2.74m)

Fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point, integrated dishwasher/washing machine, partly tiled, boiler housed and double glazed window.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Having carpet flooring, fitted wardrobe and radiator.

Bedroom Two

10' x 9' (3.05m x 2.74m)

Having carpet flooring, radiator and double glazed bay window.

Bathroom

Bath with shower overhead, shower screen, wash hand basin, tiled, radiator and double glazed window.

Separate W.C

Agents Note

PUBLIC NOTICE

4 Hartley Place, Vicarage Road, B15 3 HS

We are acting in the sale of the above property and have received an offer of £122,500

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

Approach

Communal Entrance.

Entrance Hall





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG112780

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DIG112780 - 0012

