



Spire Court, Manor Road

Edgbaston

B16 9ND

Asking Price Of **£150,000**

Second Floor Apartment

Two Double Bedrooms

No Upward Chain

677 Sq. Ft.



Property Description

DESCRIPTION A well presented second floor two-bedroom apartment in a popular residential block. The property comprises an entrance hallway with two spacious Double Bedrooms, Bathroom, and open-plan Kitchen / Living Room off. In addition to the internal accommodation there is a secure allocated parking space, with good transport links to Birmingham City Centre via Hagley Road. The property is currently tenanted and would be suitable for either a residential property investor or a first-time buyer.

LOCATION Being home to the University of Birmingham and the Warwickshire County Cricket Club, Edgbaston is a popular residential area and in particular for its excellent transport links to Birmingham City Centre. Local amenities and places of interest include Broad Street, Edgbaston Golf Club and the idyllic St Augustine's Church which is situated just around the corner from the block. Manor Road leads directly into the Hagley Road, providing a direct route into the City Centre.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: circa £2,400 per annum

Ground Rent: £200 per annum

Ground Rent Review Period: TBC

Length of Lease: circa 102 years remaining



Floor Layout



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the plan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Total approx. floor area 677 sq ft (63 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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JL
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements