



REASSURINGLY LOCAL



# Maynard Road

Birmingham

B16 0PW

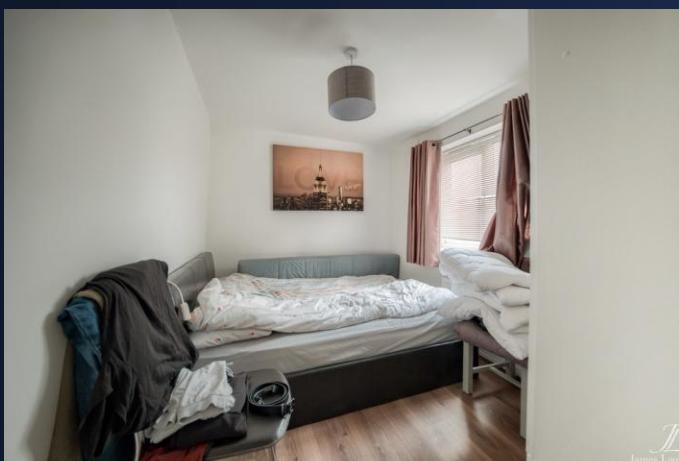
Asking Price Of **£120,000**

*Two-Bedroom Apartment*

*701 Sq. Ft.*

*Secure & Allocated Parking*

*No Upward Chain*



## Property Description

**DESCRIPTION** A well-presented two-bedroom ground floor apartment situated in the sought-after area of Edgbaston. This spacious property offers a comfortable living space, with the added benefit of off-road parking.

**With 108 years remaining on the lease, the apartment presents a fantastic opportunity for both first-time buyers and investors, with an achievable rental income of around £750.00 PCM.**

**LOCATION** Situated in the popular and well-connected suburb of Edgbaston, Maynard Road offers the best of both worlds – a quiet residential setting with easy access to the vibrant amenities of Birmingham City Centre, just a short drive or bus ride away.

The area is well served by local shops, supermarkets, and eateries, while nearby Hagley Road provides excellent transport links across the city. For leisure, residents can enjoy the open green spaces of Edgbaston Reservoir and Calthorpe Park, both within walking distance, as well as the cultural attractions of Edgbaston Cricket Ground and the MAC at Cannon Hill Park.

With reputable schools, healthcare facilities, and convenient commuter routes close at hand, this location is ideal for both professionals and families, making it a consistently sought-after area for buyers and renters alike.

**JAMES LAURENCE ESTATE AGENTS 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:** B

**Service Charge:** ££2,325.94 Per Annum

**Ground Rent:** £200.00 Per Annum

**Length of Lease:** 108 Years Remaining



## Floor Layout

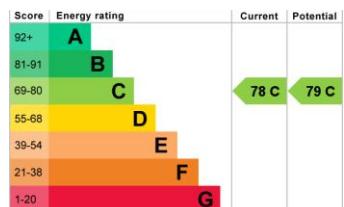
**Ground Floor**  
Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 65.2 sq. metres (701.5 sq. feet)

**Total approx. floor area 701 sq ft (65 sq m)**

Whilst 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, omission, or mis-statement. 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.



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