

Cottons

CHARTERED SURVEYORS

21 Hartley Place Vicarage Road,
Edgbaston, Birmingham, B15 3HS

**Offers in the Region Of
£167,000**



- Ground Floor Two Bedroom Flat
- Extended Lease until 26th September 2161 (circa. 136 years unexpired)
- Living Room
- EPC Rating: C
- Modern Condition Throughout
- Garage En-Block

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A WELL PRESENTED ground floor flat within HIGHLY REGARDED CALTHORPE ESTATE, with EXTENDED LEASE and GARAGE. Viewings VITAL to appreciate quality of location and accommodation on offer. Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or downsize move comprises hallway, living room, kitchen, two double bedrooms, bathroom with WC and garage located en-block. Offered with NO UPWARD CHAIN.

EPC Rating
C

Council Tax Band
C

ACCOMMODATION

Location
The property is set back in a development surrounded by communal gardens, off Vicarage Road in a well-regarded residential location within an area known as the Calthorpe Estate, conveniently situated circa:
• 0.9 miles from Harborne High Street.
• 1.4 miles from Birmingham City Centre.

Birmingham is approximately 11.6 miles to the south-east of Wolverhampton and 15.3 miles to the south of Lichfield.

The area has good road communications, with the subject property being located approximately 3.4 miles to the south-east of J1 of the M5.

The property is approximately 0.7 miles west of Five Ways railway station. Five Ways railway station connects to Birmingham with a travel time of approximately 11 minutes, Wolverhampton with a travel time of approximately 33 minutes and Lichfield with a travel time of approximately 47 minutes.

Description
A ground floor flat within a three storey purpose built development, constructed circa. 1970s.

The property has well laid out accommodation and is in a modern condition throughout. All external windows are uPVC frames with sealed double-glazed units and the property has a gas fired central heating

system with radiators in all principal rooms which runs from a 'Baxi' gas boiler located in the kitchen.

Accommodation
Please refer to the floor plan for room measurements.

Flat
Hallway, living room, kitchen, bedroom one (double), bedroom two (double), bathroom with WC.

Communal Areas
Secure entry, stairs, corridors and communal gardens.

Outside
Garage (located en-block)

Lease
A term from 19th May 1977 to 26th September 2161 (circa. 135 years unexpired).

Ground Rent
A Peppercorn.

Service Charges
The development is managed by Moonstone Block Management Limited. The service charges for the period 29th September 2026 to 28th September 2027 shall be £2,373.99.

Availability
The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

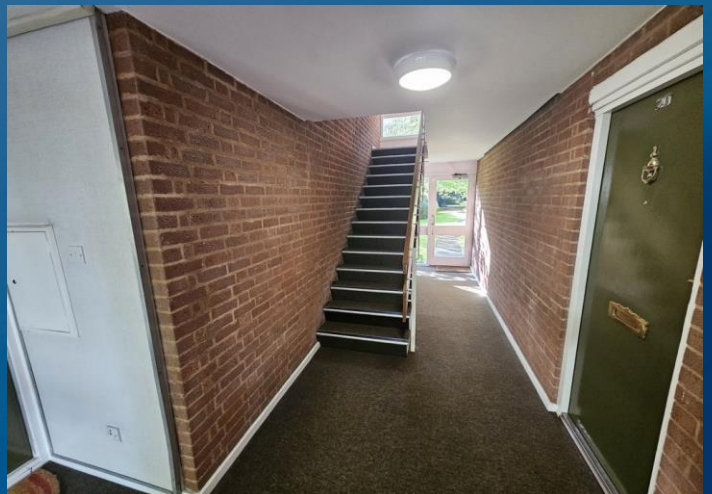
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21 Hartley Place

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

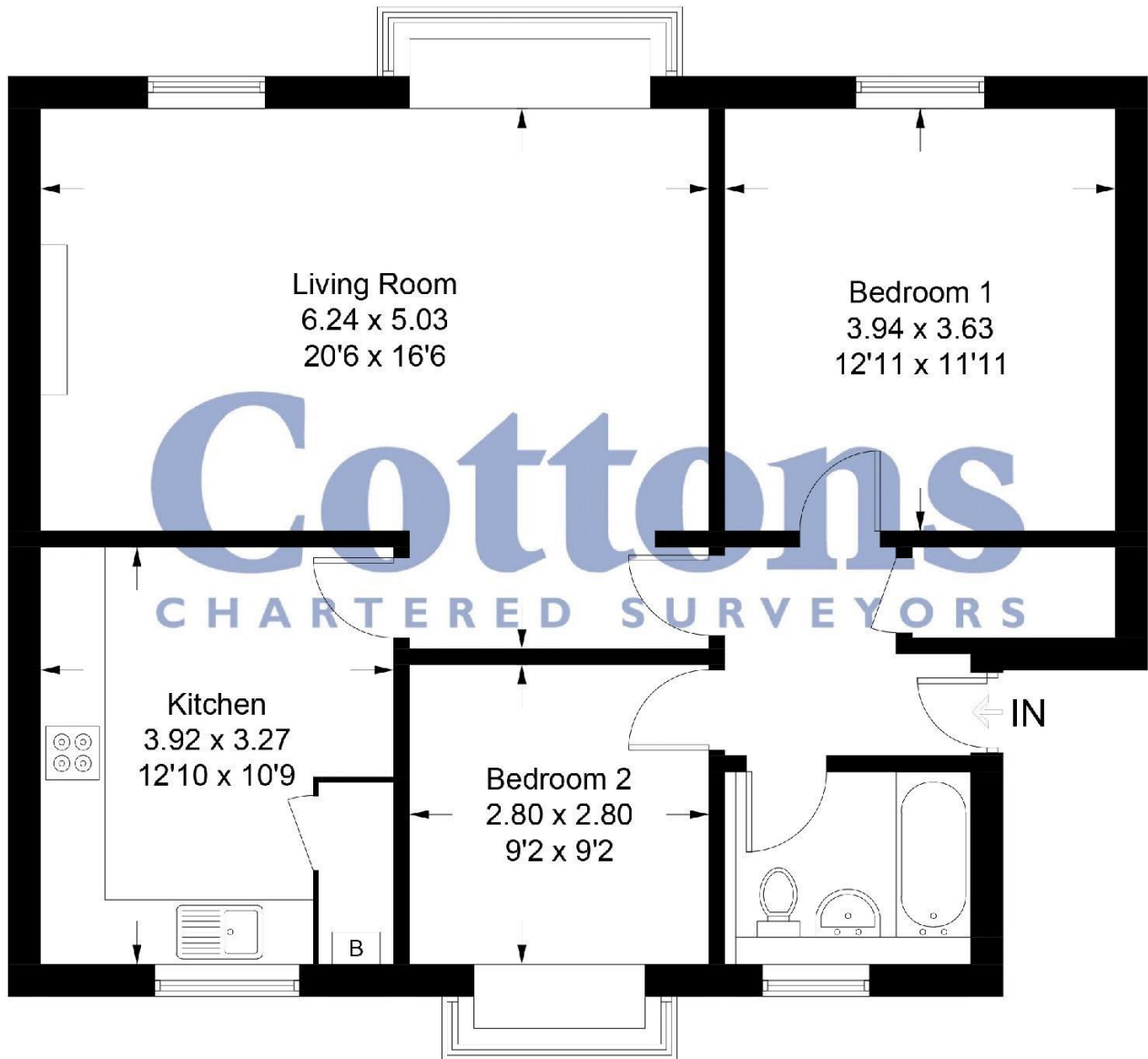


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329229)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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