



2 HINDON SQUARE

VICARAGE ROAD, EDGBASTON, B15 3HA

Robert  Powell
RESIDENTIAL SALES & LETTINGS



2 HINDON SQUARE

£174,950

EDGBASTON

An excellent ground floor, two-bedroom apartment, extending to some 863 sq.ft. (80 sq. m.) and enjoying a south facing sitting/dining room, whilst set in delightful communal gardens in a popular development within Edgbaston.

Location

The Hindon Square development is conveniently situated off Vicarage Road, a popular location within Edgbaston, and well placed for several local shops/restaurants on the nearby Hagley Road (A456). Much of Edgbaston comes under the control of the Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it, making this a most desirable place to live.

The fitted **Kitchen** has a dual aspect, with a tiled floor and is fitted with a range of base and wall mounted cupboards, work surface areas with tiled splash backs, one and a half bowl sink unit with integral drainer and mixer tap, NEFF induction hob with extractor fan over, NEFF double oven and grill, integrated slimline Zanussi dishwasher, space for an upright fridge/freezer, and space/plumbing for a washing machine and dryer. Useful built-in pantry/store, also housing the gas fired Worcester central heating boiler.

Hindon Square is ideally located for access to Birmingham City Centre which lies only some 2.5 miles to the northeast. The Fiveways Railway Station is just over a mile away and provides direct access to Birmingham's New Street Station, which is one stop (around 5 minutes) down the line.

Bedroom 1 is a double room and enjoys a fine southerly aspect via a double-glazed window and has fitted wardrobes/storage. **Bedroom 2**, has a window with an aspect to the front, overlooking the communal grounds and a double fitted wardrobe.

The **bathroom** has a tiled floor, panelled bath with an electric shower over, pedestal wash hand basin, and an electric heated towel rail. **Separate WC.**

Description

Hindon Square is an excellent development set in a popular residential area of Edgbaston, comprising low rise blocks, all set within delightful well-maintained communal grounds. Number 2 is located on the ground floor and accessed by way of a communal entrance (with entry phone system).

Outside

The development is set within pleasant and well maintained communal landscaped grounds. There is communal parking as well as an allocated **garage** for the apartment.

Apartment 2 offers excellent and well laid out living space all set over one level, and which extends to some 863 sq. ft. (80 sq. m.) in total. The apartment is double glazed, with radiators and gas fired central heating, and a generous size living room enjoys a delightful south facing aspect over the communal gardens.

General Information

Tenure: The property will be sold with the benefit of an extended lease which is currently ongoing. Once completed this will result in a lease term of approximately 135 years. There is a service charge payable which is currently £3,971.75 per annum. Ground rent is £80 per annum. The Agent has not checked the legal documents to verify the leasehold and service charge status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band C

The Accommodation

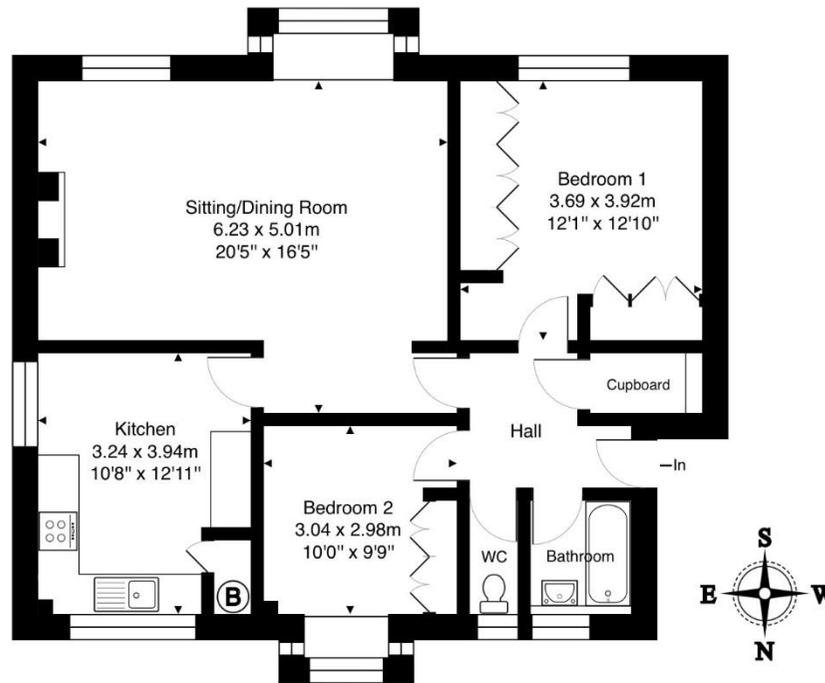
Reception hall with a useful deep built-in storage cupboard. The **Sitting/Dining Room** is an excellent size (20'5" x 16'5") and enjoys a delightful southerly aspect with ample levels of natural light, and a feature brick fireplace surround with a feature log effect electric fire.





To view this property call Robert Powell on **0121 454 6930**

Apartment 2
Area: approx 80.2 m² ... 863 ft²



2 Hindon Square, Edgbaston, B15 3HA.

Total Area: approx 80.2 m² ... 863 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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