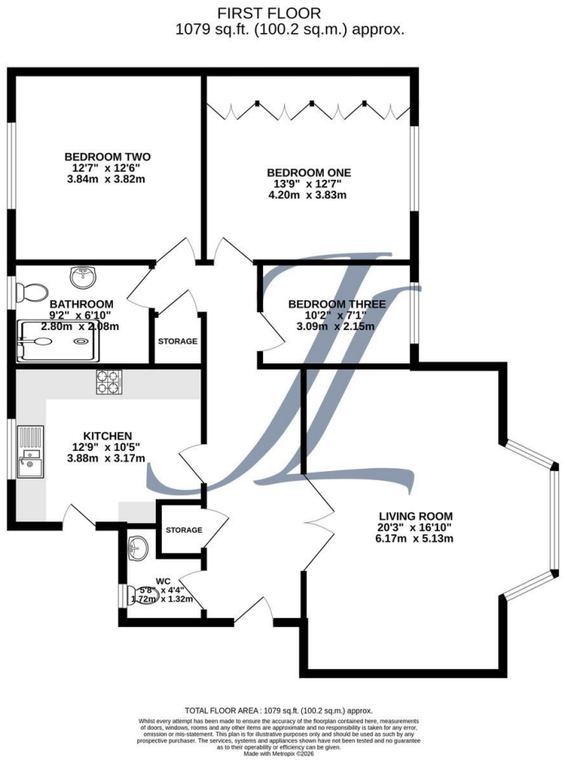




Floor Layout



Total approx. floor area 1,079 sq ft (100 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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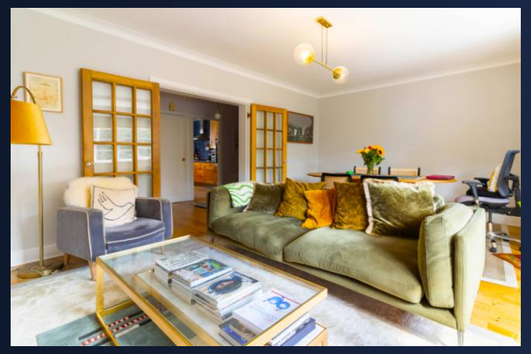
James Laurence

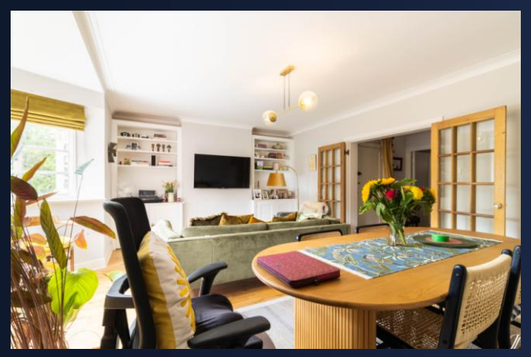
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

James Laurence

REASSURINGLY LOCAL







Viceroy Close

Edgbaston

Birmingham

B5 7US

Asking Price Of **£250,000**

- *Three-Bedroom Apartment*
- *Spacious Living Room*
- *Bathroom & Separate WC*
- *Prestigious Development - Viceroy Close*
- *Residents' & Guest Parking*



Viceroy Close,
Edgbaston, Birmingham, B5 7US

Asking Price Of **£270,000**

Property Description

DESCRIPTION Set within the prestigious Viceroy Close development, this well-proportioned three-bedroom apartment offers an excellent amount of living space, combining the character of its surroundings with a practical and comfortable internal layout.

The standout room is the generous living and dining space, a particularly versatile reception room with ample space for both substantial seating and a full-size dining table. A wide bay window brings in excellent natural light and gives the room a pleasant open feel, while fitted shelving and cabinetry provide useful storage without compromising the proportions of the room. Glazed double doors connect the reception space with the hallway and help continue the sense of light through the apartment.

The separate kitchen is well arranged with a comprehensive range of fitted timber cabinetry, extensive work surfaces and plentiful storage. Contrasting blue tiled splashbacks add colour and character, while integrated cooking appliances and space for additional freestanding appliances make this a practical room for everyday use.

There are three bedrooms in total. The principal bedroom is a particularly attractive double, with a broad window and an extensive wall of fitted wardrobes providing an exceptional amount of storage. The second bedroom is another comfortable double with additional wardrobe space, while the third provides useful flexibility as a guest bedroom, home office or study.

The accommodation is completed by a well-appointed shower room, finished with extensive tiling and a large walk-in shower enclosure, wash basin with storage beneath and WC.

Externally, the apartment forms part of an architecturally striking mansion-style apartment within one of the city's most prestigious developments with strong period detailing, the grounds are meticulously maintained by a team of groundsman.

LOCATION Viceroy Close is a well maintained and convenient development, boasting secure entry systems, beautiful communal grounds and parking, with an onsite building manager. It is located on the cusp of Birmingham city centre offering excellent road and transport links within minutes to city amenities via A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a short walk also.



LEISURE Leisure facilities are provided with nearby Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre, along with the city's first 50m swimming pool at the recently completed Birmingham University complex nearby, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and Symphony Hall, facilities to be proud of and also within walking distance.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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.

- Leasehold and share of Freehold
- Length of Lease "998 years remaining"
- Service Charge is £5266.40 annually
- Ground rent is £90 annually
- The Service Charge covers: Can you amend this to: "Gas Central Heating, Water Rates and Building Insurance."
- Staff for the perfect upkeep of the extensive gardens
- Staff for cleaning of the communal areas
- Twice weekly rubbish collection and recycling collection from the on-site recycling station.
- Elevator maintenance
- Communal carpet cleaning.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurene Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Residential Lettings and Management: If you are interested in letting out your property

To book a viewing of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com









