



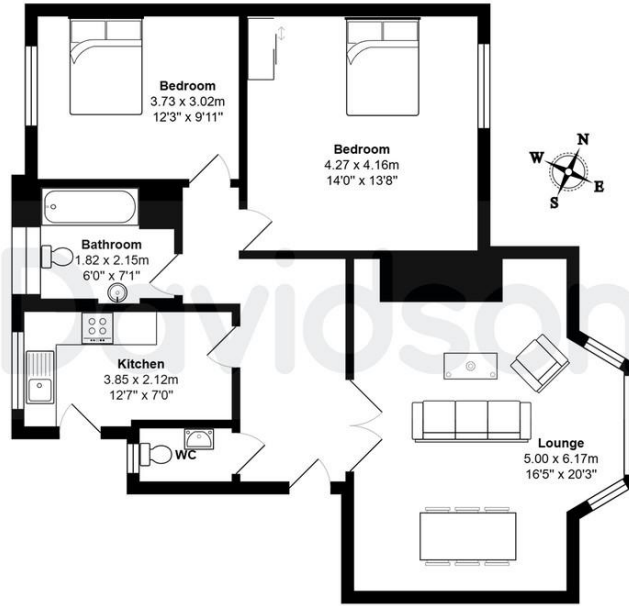
97 VICEROY CLOSE EDGBASTON, BIRMINGHAM, B5 7UU

£250,000

SHARE OF FREEHOLD

Fully Refurbished Throughout | Spacious 929 Sq. Ft. (86.3 Sq. M.) Apartment | Two Generous Double Bedrooms | Stylish Open-Plan Living & Dining Area | Contemporary Fitted Kitchen with Integrated Appliances | Luxury Family Bathroom & Separate Guest WC | Sought-After Edgbaston Location | Excellent Access to Birmingham City Centre & Edgbaston Village | Ideal for Owner-Occupiers & Investors | Estimated Rental Income £1,500 PCM | Service Charge £4,466 PA | Ground Rent £90 PA

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Total Area: 86.3 m² ... 929 ft²
 All measurements are approximate and for display purposes only

Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements