



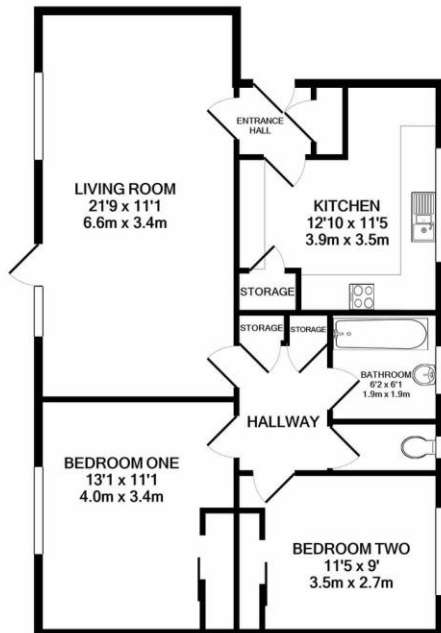
James Laurence *JL*

James *JL* Laurence<sup>TM</sup>  
Sales and Lettings

25 LLOYD SQUARE NIAL CLOSE, BIRMINGHAM, B15 3LX  
ASKING PRICE OF £199,950



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TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 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  
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This well presented ground floor two bedroom flat is situated in the popular Lloyd Square development, just a fifteen minute walk from Harborne High Street and close to local amenities. The property is double glazed throughout, surrounded by well kept grounds and has a patio area as well as a private garage. The property consists of two bedrooms, a family bath room, WC, open plan dining room/lounge and kitchen. This property has a long lease and therefore is a brilliant option for first time buyers or as an investment purchase. Call now to arrange a viewing!

**ENTRANCE HALL**

Coming into entrance hall, there is an intruder alarm system and cupboard suitable for storage.

**KITCHEN**

12' 10" x 11'00" (3.91m x 3.35m) The kitchen is fitted with a mix of base and wall mounted units, with wooden effect doors and stone effect worktops. The property comes with a four ring gas hob, double oven, one and a half bowl sink, dishwasher, washing machine, tumble dryer and fridge/freezer. There are numerous power points and a tiled surround and floor. There is also a boiler cupboard suitable for storage (boiler is under warranty).

**LIVING/DINING ROOM**

20' 10" x 11' 1" (6.35m x 3.38m) The living room/dining room has carpet underfoot and is neutrally decorated, with numerous power points and a TV point. There is a glass door giving access to a patio area and communal grounds, and the windows look out onto the grounds of Lloyd Square.

**MASTER BEDROOM**

13' 11" x 11' 1" (4.24m x 3.38m) The master bedroom is neutrally decorated, with carpet underfoot. There is a window looking out onto the grounds of the development. There are numerous power points in the room and floor to ceiling fitted wardrobes running down the one wall.

**BEDROOM TWO**

11' 00" x 9' 00" (3.35m x 2.74m) The second bedroom is neutrally decorated and has a fitted wardrobe/desk unit along the one wall. There are numerous power points in the room, as well as a window looking out onto the front of the property. There is carpet underfoot.

**BATHROOM**

6' 1" x 5' 9" (1.85m x 1.75m) The bathroom has a tiled floor and surround, and is fitted with a bath, electric shower, sink basin, wall mounted mirror and extractor fan. The room is finished with chrome fixtures, and there is a window looking out to the front of the property.

**WC**

2' 11" x 5' 9" (0.89m x 1.75m) The WC is located next door to the family bathroom, and has tiling underfoot with neutral walls.

**INNER HALLWAY**

The inner hallway features cupboards which provide further storage in the property.

**GARAGE**

There is a private garage suitable for parking a vehicle or to be used as storage. Situated just a fifteen minute walk away from Harborne High Street, this property is in a brilliant location for local amenities, travel and schools. Harborne High Street offers numerous shops, bars and restaurants including The Plough and Sabai Sabai, while Birmingham's New Street Station and Bullring Shopping Centre are just an eleven minute drive away from the property. Schools such as Blue Coat and The Priory are both under a ten minute drive away from the property. This apartment is a brilliant option for either a first time buyer, small family or an investment purchase.

