

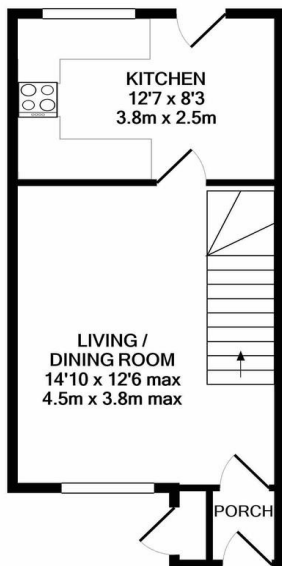


James *Laurence*<sup>TM</sup>  
Sales and Lettings

11, MARINER AVENUE, EDGBASTON, B16 9DF  
ASKING PRICE OF £210,000



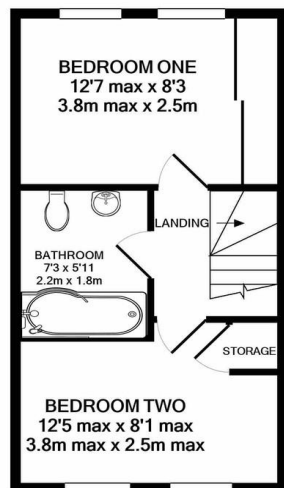




GROUND FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 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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1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)

A fantastic two bedroom home in a convenient location close to Edgbaston reservoir. The property features ground floor accommodation of open living/dining room with front aspect, leading through to a breakfast kitchen consisting of a range of wall and base units, free standing cooker with four ring gas hob whilst also hosts the new boiler-part of recently installed gas central heating system. Upstairs a modern bathroom complements two double bedrooms both with wardrobe/storage area. Externally offers the rarity of additional parking spaces in addition to a front driveway with front and rear gardens. Internal viewing highly recommended.

With such a close proximity to Birmingham city centre this property lends itself to a young family/professionals as an ideal starter home, or to a savvy property investor with regeneration of the local area under way. Applicants should be encouraged by the short commute to Birmingham city centre via transport links of the A456 Hagley Road, with amenities of Edgbaston within walking distance and Harborne High street beyond. Families will be impressed by local private schooling along with excellent recreational facilities, from the water sports of nearby Edgbaston Reservoir (or indeed just enjoying a Sunday stroll or bike ride) to Edgbaston Priory/tennis club and golf clubs. The new Dental hospital adds to medical facilities such as Queen Elizabeth and City Hospitals that are a short drive.