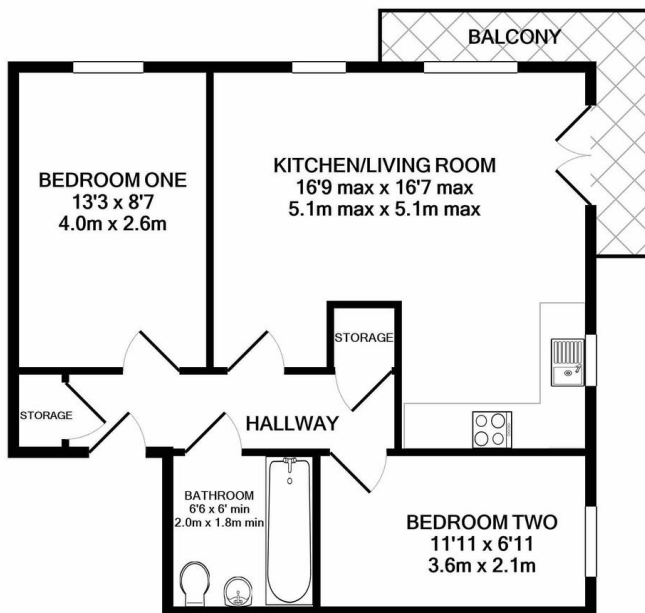




James *J* LaurenceTM
Sales and Lettings

APT 29, BUTLERS WALK MAYNARD ROAD, EDGBASTON,
BIRMINGHAM, B16 0PW
ASKING PRICE OF £135,000





TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 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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THE PROPERTY

A first floor two bedroom apartment with wrap around balcony in a convenient Edgbaston location. The property boasts open plan kitchen/living/dining room, double bedrooms, bathroom with shower above bath, and allocated parking space.

Further features include gas central heating, double glazing and the luxury of French doors opening to the balcony which has open park views.

Available to buy to let investors with tenant in situ with a fixed tenancy until summer 2021.

Offered with no upward chain.

THE AREA

Butlers Wharf is a purpose built apartment development on Maynard Road, a quiet estate within a lovely park outlook, in close proximity to City Road, a popular Edgbaston location offering excellent road and transport links in to Birmingham city centre. There is a family friendly park immediately opposite with recreational areas such as Deer's Leap Wood nature reserve nearby. The property is close to Queen Elizabeth and City Hospitals but also ideally placed for the new Midland Metropolitan Super Hospital at Cape Hill, along with amenities of Bearwood, Harborne and Edgbaston, with an extensive choice of independent and quality restaurants.

SCHOOLS

Advantageously, the surrounding area provides a choice of highly rated primary and secondary schooling to both sectors, with Lordswood High school and George Dixon Academy close to and further schooling options within Edgbaston.

LEISURE

Leisure facilities are provided with Edgbaston Priory tennis club and Golf clubs within a short drive, Edgbaston Reservoir with walking distance, with Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.