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James *LL* LaurenceTM
Sales and Lettings

12 Viceroy Close
Edgbaston, B5 7UR

- Four bedrooms
- First floor apartment
- Private balcony
- Art deco style mansion property

Offers over £399,950

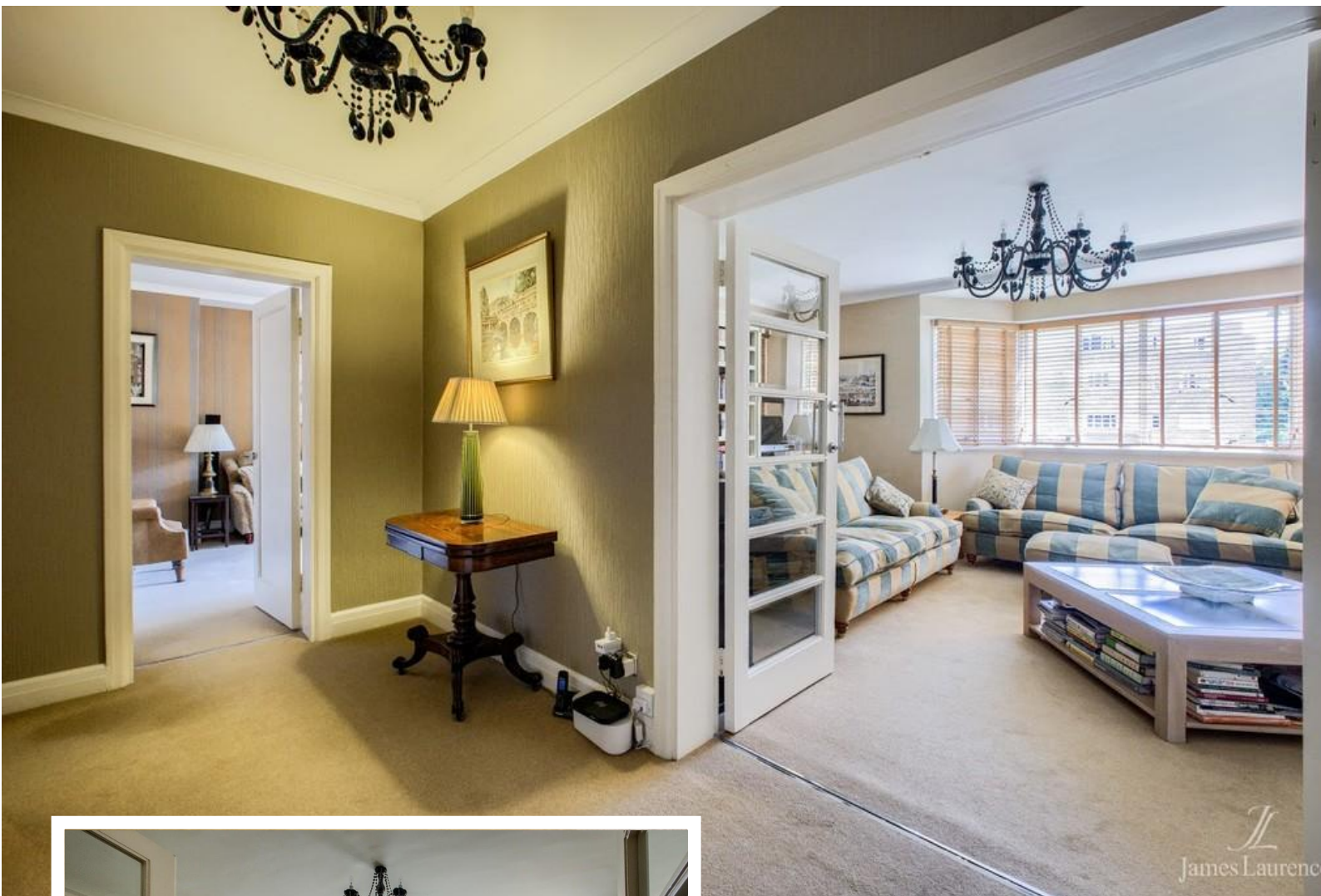
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



12 Viceroy Close, Edgbaston, B5 7UR



Property Description

A rare opportunity to purchase this luxurious first floor four bedroom apartment on the cusp of Birmingham city centre.

This mansion style apartment is within an attractive art deco style development and boasts over 1400 square feet of accommodation and purpose designed fittings making a unique proposition.

This gorgeous property includes two reception rooms, a living room with beautiful bay window and fitted storage, and a stunning dining room leading to a private balcony, complimenting a refitted high specification kitchen. There is a bespoke bathroom, complete with 'Villeroy and Boch' fittings and Gerberit Aqua-clean WCs, and a large shower room, with further WC . There is ample storage included in each



bedroom, the master bedroom and bedroom four both are complete with fitted wardrobes. Internal viewing a must to appreciate in full.

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 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 off of and also within walking distance.