



James *J* LaurenceTM
Sales and Lettings

37, WHETSTONE CLOSE FARQUHAR ROAD, EDGBASTON,
B15 2QN

ASKING PRICE OF £140,000





A rare opportunity to purchase a ground floor two bedroom apartment in need of modernisation to suit a buyers needs.

*****CASH BUYERS ONLY DUE TO SHORT LEASE*****

The property boasts two double bedrooms, living room with separate kitchen, bathroom and adjacent WC, double glazing, warm air heating system, secure intercom access, ample storage and garage en bloc.

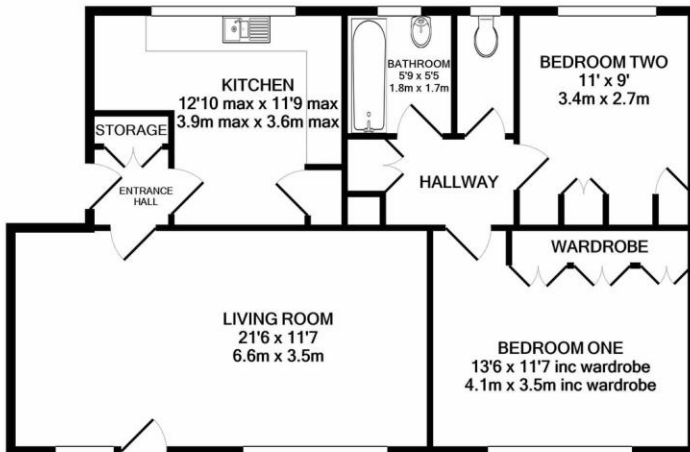
The property is priced competitively factoring in the short lease and the need for modernisation of the property, which would significantly enhance its resale potential.

Whetstone Close is an intimate development, situated one on one of THE premier avenues in the region, Farquhar Road. The development offers communal grounds and garages en bloc.

A short walk will take you to the Queen Elizabeth Hospital, Birmingham University, University train station and Medical quarter. Amenities of Chad Square, the delightful boutiques and eateries of both Edgbaston Village and Harborne High Street are within easy reach, with excellent nearby leisure facilities of Edgbaston such as The Edgbaston Priory and golf clubs, with a very short commute by road and/or public transport in to the bustling city centre.

Ideal for professionals looking for a pied a terre within the leafy city suburbs, or the buy to let investor looking to capitalise on the buoyant local rental market.

Offered with no upward chain.



TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 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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