



James *J* LaurenceTM
Sales and Lettings

APARTMENT 3, HINDON SQUARE, VICARAGE ROAD,
EDGBASTON, BIRMINGHAM, B15 3HA
ASKING PRICE OF £235,000





A superbly presented and upgraded two bedroom first floor apartment in one of Edgbaston's most popular and intimate residential developments.

The property boasts modern kitchen, complete with in built storage, appliances of oven, washing machine, integrated microwave, separate fridge and freezer, four ring electric hob with extractor above and sink with mixer tap above, with spacious separate living/dining room.

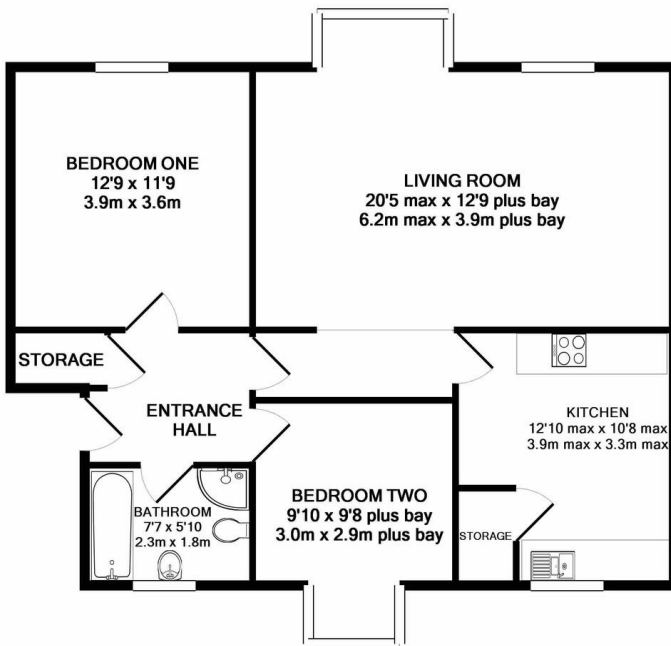
A modern bathroom benefits from both bath and shower, bedrooms are of a well proportioned double standard, whilst there is the luxury of a garage en bloc.

The decoration has been done to a very high standard, whilst a particular feature is the beautiful bay windows in the living area and second bedroom.

With double glazing and gas central heating (where specified), ample storage and secure intercom access all of a worthy mention, this is an opportunity not to be missed by both home searchers wanting a low maintenance property-maybe even downsizing, city working professionals looking for that second home close to work and indeed the savvy property investor with a buoyant local rental market.

The location itself is close to amenities of the fine facilities of the expanding Edgbaston "village", Edgbaston Priory club beyond, with Harborne High street amenities and Queen Elizabeth Hospital a short drive, and on the doorstep of botanical gardens and transport links of the Hagley Rd and Harborne Road for access to city centre and beyond.

Internal viewing highly recommended.



TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 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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