



James *J* LaurenceTM
Sales and Lettings

APT 8, HINDON SQUARE VICARAGE ROAD, EDGBASTON,
B15 3HA
ASKING PRICE OF £225,000





A fantastic refurbished two bedroom ground floor apartment in Hindon Square, within a prime Edgbaston location.

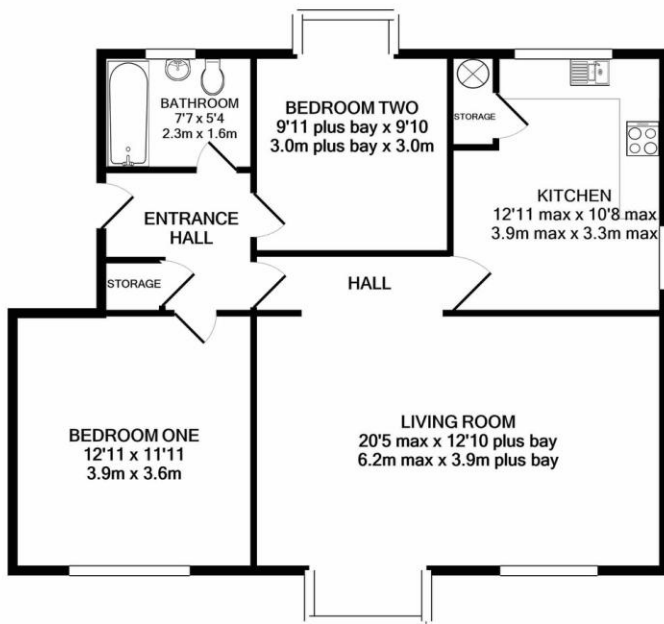
The current vendors have made sympathetic modifications and upgrades as the property boasts spacious accommodation consisting of large living area with bay window overlooking communal grounds, with separate modern kitchen housing a range of wall and base units together with new wooden worktops and integrated appliances of 'CDA' oven, and a four ring electric hob. A contemporary refitted bathroom with bath above the shower, are complimented by double bedrooms, plus large storage cupboard, double glazing and gas central heating.

The apartment offers a garage en bloc, a luxury within the Calthorpe Estate.

The property is offered with a long lease.

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.

Offered with no upward chain and with the luxury of extended lease.



TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 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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