



James *J* LaurenceTM
Sales and Lettings

APT 5, LLOYD SQUARE, NIALI CLOSE, EDGBASTON, B15
3LX
ASKING PRICE OF £210,000





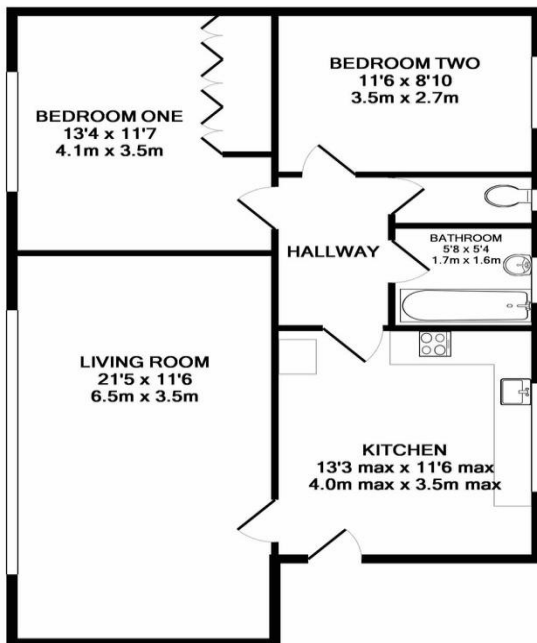
a superb two double bedroom top (Second) floor apartment in one of Edgbaston's most sought after and intimate residential developments, within the prestigious Calthorpe Estate.

The property has been renovated to a superb specification, making a unique layout for this style of property, boasting two double bedrooms, spacious living room containing large picture window, contemporary kitchen, bathroom and separate WC, internal hallway leading from kitchen, large double glazed picture windows and gas central heating (where specified), with the luxury of a garage en bloc.

The property is very well presented with the benefits of offering dual aspect views whilst maintaining its private and exclusive feel.

A short walk will take you to the local amenities of Chad Square, the delightful boutiques and eateries of both Edgbaston Village and Harborne High Street, 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.

Situated just a fifteen minute walk away from Harborne High Street, this property is in a brilliant location for local amenities, travel and schools. Harborne High Street offers numerous shops, bars and independent restaurants including The Plough and Harborne Kitchen, while Birmingham's New Street Station and Bullring Shopping Centre are just an eleven minute drive away from the property. Schools such as Blue Coat and The Priory are both under a ten minute drive away from the property. This apartment is a brilliant option for either a first time buyer, down sizers or an investment purchase.



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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