



Spire Court

Edgbaston

B16 9ND

Asking Price Of **£129,950**

Stunning One-Bedroom Apartment

No Chain

527 Sq. Ft.

Spacious Living Room



Property Description

DESCRIPTION Just off Hagley Road is this spacious ground floor apartment is an ideal opportunity for a buy to let landlord looking for a good investment.

The entrance hall gives you an immediate sensation of warmth and comfort making you soon feel right at home. Each and every room in this home is flooded with natural light. The open plan lounge/kitchen with balcony off will allow you to entertain friends and family. There is a double bedroom and the bathroom has a tub which will allow for a relaxing soak in the evening with shower over for when you need to "get up and go" in the morning. If you are worried about parking, don't be as there is on road parking so you will never be searching for somewhere to park.

The property is offered with no upward chain.

LOCATION Being home to the University of Birmingham and the Warwickshire County Cricket Club, Edgbaston is a popular residential area and in particular for its excellent transport links to Birmingham City Centre. Local amenities and places of interest include Broad Street, Edgbaston Golf Club and the idyllic St Augustine's Church which is situated just around the corner from the block. Manor Road leads directly into the Hagley Road, providing a direct route into the City Centre.

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA 25' 2" x 10' 10" (7.67m x 3.3m)

MASTER BEDROOM 13' 1" x 10' 2" (3.99m x 3.1m)

FAMILY BATHROOM

Floor Layout



Total area: approx. 50.0 sq. metres (538.3 sq. feet)

Total approx. floor area 527 sq ft (49 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. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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