



Whetstone Close

Edgbaston

B15 2QN

Asking Price Of **£230,000**

Stunning Two-Bedroom Apartment

First Floor Apartment

767 Sq. Ft.

Garage En Bloc



Property Description

DESCRIPTION A fantastic opportunity to purchase this first floor, spacious two bedroom apartment. The property boasts two double bedrooms, a beautifully decorated living room, separate kitchen with ample storage, family bathroom, double glazing and garage en bloc. Offered with NO upward chain!

LOCATION Whetstone Close is an intimate development, situated 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.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - £2,843.62 per annum

Ground Rent - £40.00 Per Annum

Length of Lease - 132 Years Remaining



Floor Layout



Total area: approx. 71.3 sq. metres (767.2 sq. feet)

Total approx. floor area 767 sq ft (71 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		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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