



# Spire Court

Edgbaston

B16 9ND

Asking Price Of **£165,000**

*Stunning Two-Bedroom Apartment*

*Secure & Allocated Parking*

*Private Balcony*

*615 Sq. Ft.*



### Property Description

**DESCRIPTION** Just off Hagley Road is this spacious third 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 master bedroom with built in wardrobe, with a further 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 off road parking so you will never be searching for somewhere to park.

**PARKING** The property boasts one secure and allocated parking space.

**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.

**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 - D**

**Service Charge - £1680.00 Per Annum**

**Ground Rent - £200.00 Per Annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 105 Years Remaining**

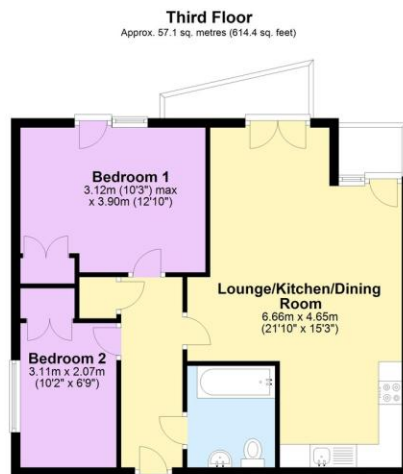
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

### Floor Layout



Total area: approx. 57.1 sq. metres (614.4 sq. feet)

Total approx. floor area 614 sq ft (57 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 Metrapix ©2019.



### Edgbaston Branch

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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.