



Stockdale Place

Edgbaston

B15 3XH

Asking Price Of £200,000

Two-Bedroom First Floor Apartment

807 Sq. Ft.

Private Garage

Long Lease



Property Description

DESCRIPTION This well presented first floor two bedroom flat is situated in the popular Stockdale Place development, just off a five minute walk from Harborne High Street and close to local amenities. The property is double glazed throughout, surrounded by well kept grounds and has a patio area as well as a private garage. The property consists of two bedrooms, a family bathroom, WC, open plan dining room/lounge and kitchen. This property has a long lease and therefore is a brilliant option for first time buyers or as an investment purchase. Call now to arrange a viewing!

LOCATION 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 restaurants including The Plough and Sahai Saba, while Birmingham's New Street Station and Bullring Shopping Centre are just a few minutes 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, small family or an investment purchase.

JAMES LAURENCE ESTATE AGENTS Note: We have notified 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 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: £1800.00 Per Annum

Ground Rent: Included in Service charge payment

Ground Rent Review Period: TBC

Length of Lease: 140 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.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make an appointment.

Floor Layout



Total area: approx. 72.8 sq. metres (783.3 sq. feet)

Total approx. floor area 807 sq ft (75 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	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence

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.