



William Court

Edgbaston

B16 9SD

Asking Price Of **£150,000**

Two Double Bedrooms

Allocated Garage

Residents Parking

Separate Kitchen



Property Description

DESCRIPTION This well presented ground floor, two bedroom apartment is situated in the popular William Court development, just off Clarendon Road. The property is double glazed throughout, surrounded by well kept grounds with resident parking and an allocated garage!
The property consists of two bedrooms, a family bathroom with WC, wash hand basin and bath with shower over. An open plan dining room/lounge and separate kitchen. This property has a long lease and therefore is a brilliant option for first time buyers or as an investment purchase.

LOCATION William Court is on the doorstep of excellent leisure facilities such as Edgbaston Priory club, Edgbaston cricket ground, Cannon Hill Park and the MAC theatre, with fantastic road and transport links to Birmingham city centre which is a very short commute.

Excellent private schooling facilities, the Queen Elizabeth Hospital and an array of amenities of Edgbaston, Harborne and city centre are near by.

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: A

Service Charge: £1361.48 per annum

Ground Rent: £150 per annum

Ground Rent Review Period: TBC

Length of Lease: circa 76 years remaining



Floor Layout



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

Total approx. floor area 616 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 Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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