

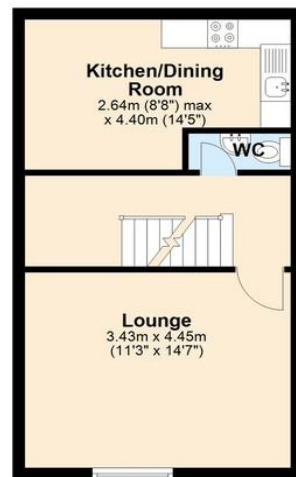


Floor Layout

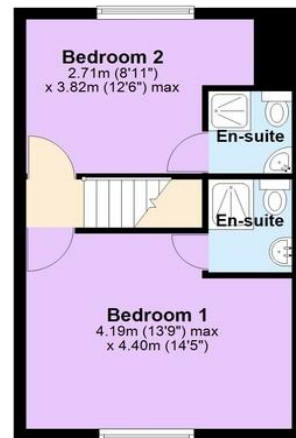
Ground Floor
Approx. 47.5 sq. metres (511.1 sq. feet)



First Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



Second Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

Total approx. floor area 1,244 sq ft (116 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.

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

Reservoir Road

Edgbaston

B16 9DS

Asking Price Of **£240,000**

- Investment Opportunity
- Two Self-Contained Apartments
- Fully Occupied
- Edgbaston Location





Reservoir Road,
Edgbaston, Birmingham, B16 9DS
Asking Price Of £240,000



Property Description

DESCRIPTION James Laurence is proud to present a unique investment opportunity of two self-contained apartments set within a Victorian End-terrace property, perfect for savvy investors.

The ground-floor apartment is circa 540 sqft with a cosy yet practical layout with a good sized living room and bedroom, galley kitchen, and bathroom.

The first floor apartment, at circa 700 sqft, benefits from two double bedrooms, both of which are ensuite, a comfortable living room, kitchen, and separate WC.

LOCATION Reservoir Road is located on the cusp of Birmingham City Centre, with Brindley Place and the Jewellery Quarter both within walking distance. Edgbaston Reservoir itself practically on the doorstep of the property and provides a peaceful backdrop, with leisure activities such as Park Run, Edgbaston Rowing Club, and Midlands Sailing Club.

The property is very close to local supermarkets, Birmingham City Hospital, and a wide selection of independent restaurants.

JAMES LAURENCE ESTATE AGENTS 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.



REASSURINGLY LOCAL



Tenure: Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band: A

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 a free appointment.

Further Material Information:

Part A

Council Tax / Domestic Rates: A
Asking price: £240,000
Tenure*: Freehold

Part B

Property type: Apartment
Property construction: Converted House
Number and types of room: One-bedroom Ground Floor Apartment, and Two-bedroom apartment
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: We recommend you complete your own investigation
Mobile signal/coverage: We recommend you complete your own investigation
Parking: On-Road

Part C

Building safety: We recommend you complete your own investigation
Restrictions: N/a
Rights and easements: N/a
Flood risk: N/a
Coastal erosion risk: N/a
Planning permission:
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.
Energy Performance Certificate (EPC):** D



To book a viewing
of this property:

Call:
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