



Hindon Square

Vicarage Road

Edgbaston

B15 3HA

Asking Price Of **£185,000**

First Floor Apartment

Two Double Bedrooms

823sqft

Off-Road Parking with Garage En-Bloc



Property Description

DESCRIPTION A spacious first floor two-bedroom apartment set in the popular Hindon Square development, ideal for first-time buyers or buy to let investors. The property comprises an entrance hallway with storage cupboards, leading a large lounge/diner, kitchen, two double bedrooms and a family bathroom. The property benefits from residents' parking and a garage en bloc, gas central heating, and UPVC double glazing.

LOCATION Hindon Square is located on Vicarage Road, which leads from Hagley Road and on to Harborne Road, walking distance of the fine facilities of the expanding Edgbaston "village", Edgbaston Priory club beyond, with Harborne High street amenities and Queen Elizabeth Hospital a short drive, and on the doorstep of botanical gardens and transport links of the Hagley Rd and Harborne Road for access to city centre and beyond. The Edgbaston Village Tram station is circa 10 minutes walk away, making commuting as far as Wolverhampton a breeze for residents.

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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £3,800 per annum

Ground Rent: Peppercorn

Ground Rent Review Period: TBC

Length of Lease: circa 136 years remaining



Floor Layout



Total approx. floor area 823 sq ft (76 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	73 C	78 C
55-68	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