ENGLANDS



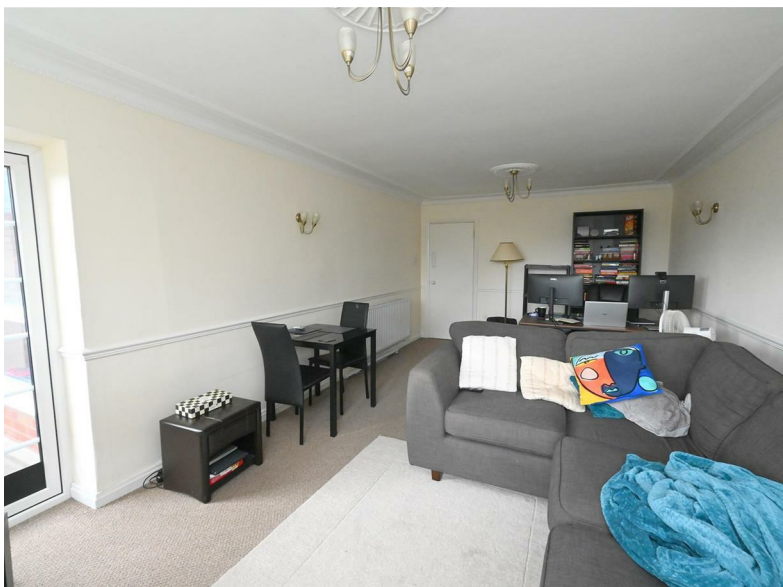
12 Jacoby Place Priory Road

Edgbaston, Birmingham, B5 7UN

£170,000

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PROPERTY DESCRIPTION

A modern top floor apartment in a good and convenient location in tree lined landscaped grounds. The property has the benefit of two bedrooms, good sized living/dining room, fitted kitchen, bathroom, double glazing and central heating, plus garage in a separate block. Tenant in situ.

Jacoby Place is a purpose-built development well situated at the junction of Priory Road and Bristol Road. It is readily accessible to the Queen Elizabeth and other medical centres, the University of Birmingham, Cannon Hill Park, Edgbaston cricket ground, and Edgbaston Priory Club tennis club. As well as regular transport services to comprehensive city centre facilities along Bristol Road, and further local facilities at Selly Oak, Moseley and Harborne.

Set on the second floor of this popular development, a communal entrance door leads into a hallway with stairs rising to the floors. Entrance door with storage cupboards to the side and into hallway.



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HALLWAY
Having storage cupboard, ceiling light point and radiator plus security answerphone. Further large walk-in storage cupboard having fitted shelving, ceiling light points and housing the wall-mounted Worcester gas boiler.

LOUNGE/DINING ROOM
6.29m max x 3.51m max (20'7" max x 11'6" max)
Having radiator, two ceiling light points with ceiling roses, dado rail, coving to ceiling, three wall lights, two UPVC double glazed windows overlooking the communal grounds and UPVC double glazed door leading to balcony, also overlooking the communal grounds.

KITCHEN
3.37m max x 2.53m max (11'0" max x 8'3" max)
Having a range of wall and base units with worktop over, single bowl sink drainer with mixer tap over, UPVC double glazed window, fitted shelving to walls, ceiling light point, extractor fan, tile-effect flooring, inset recess housing a slot-in cooker and wall-mounted extractor fan above. Plumbing for washing machine and further appliance spaces.

BEDROOM ONE
4.55m max x 3.19m max (14'11" max x 10'5" max)
Having radiator, ceiling light point and two UPVC double glazed windows overlooking the balcony.

BEDROOM TWO
3.35m max x 2.98m max (10'11" max x 9'9" max)
Having two UPVC double glazed windows overlooking the front, radiator and ceiling light point.

BATHROOM
Having panelled bath with wall-mounted shower over, ceiling light point, towel rail, complementary tiling to walls, pedestal wash handbasin, low flush WC, UPVC double glazed window, tile-effect flooring and loft hatch access.

OUTSIDE
There are well-kept communal grounds, communal parking and a garage is a separate block.

ADDITIONAL INFORMATION
TENURE: We are advised the property is leasehold with 135 years remaining and there is a variable service charge, which currently amounts to £988.77 per 6 months.
COUNCIL TAX BAND: D
Tenant in situ.





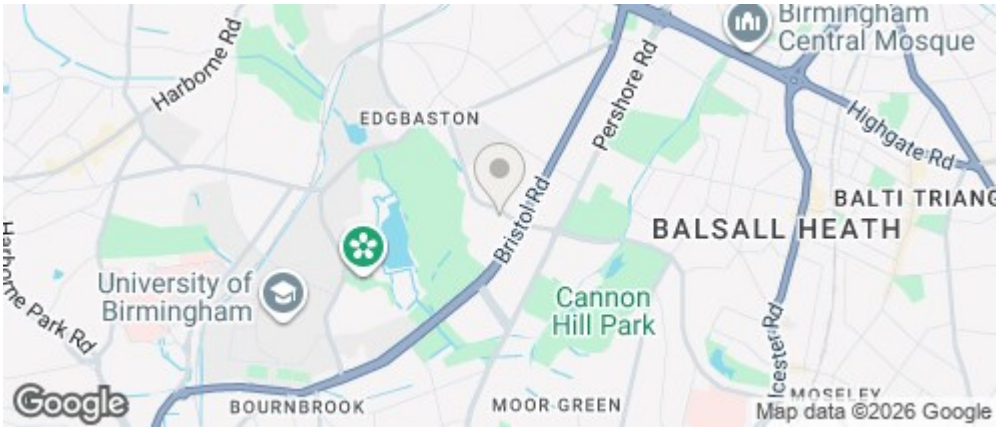




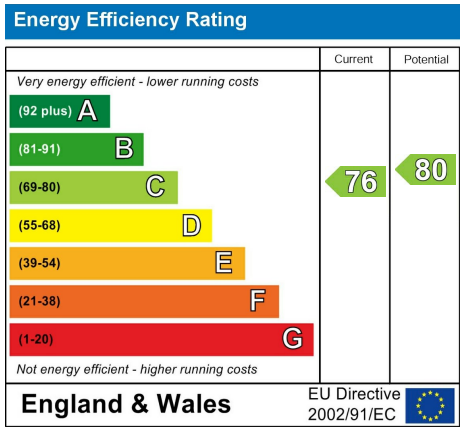
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.