



James *J* LaurenceTM
Sales and Lettings

APT 3, 15, ARLINGTON HOUSE ST. AUGUSTINES ROAD,
EDGBASTON, B16 9JU
£125,000





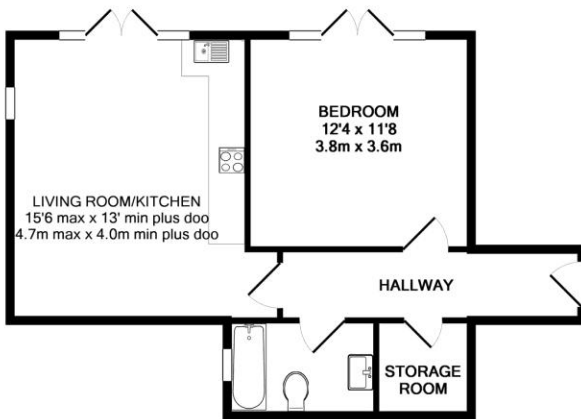
A superbly refurbished one bedroom apartment in an intimate Edgbaston development overlooking the picturesque St Augustines Church.

The property is private at the rear of the development, with the ground floor location offering the perks a patio area from the living room and bedroom, with communal grounds beyond.

The accommodation includes open plan living with and modern kitchen, bathroom with new fittings and shower above the bath, a spacious bedroom and the rarity of a useful storage room. With secure allocated parking, double glazing and gas central heating (where specified) the property has been sympathetically decorated making and ideal for a wide target audience, from first time buyers to city working professionals looking for a pied a terre within a leafy and homely location. The savvy buy to let landlord will also take notice of what would be a rental ready investment opportunity.

The location itself is close to road and transport links to the city centre via Hagley Road (A456) with a plethora of amenities, whilst facilities such as Queen Elizabeth and City road Hospitals and recreational centres such as Edgbaston priory club, nearby.

Early viewing advised to avoid disappointment.



TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 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

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