



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

FLAT 19, ST LAWRENCE HOUSE, MELVILLE ROAD,  
BIRMINGHAM, WEST MIDLANDS, B16 9NQ  
GUIDE PRICE £110,000

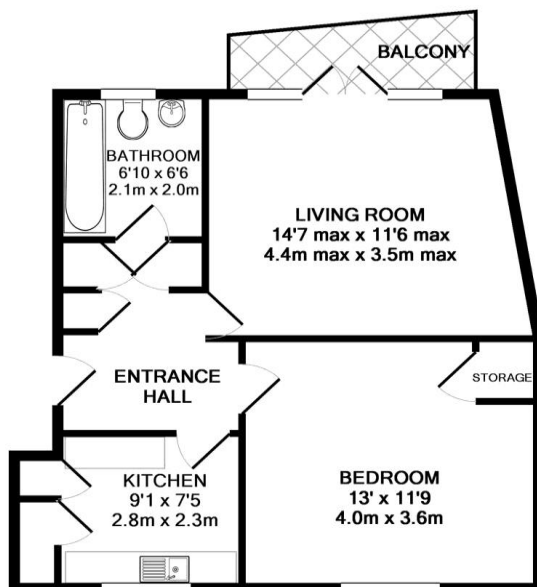




The property offers welcoming reception hallway- providing ample storage space with access to the modern bathroom complete with shower over the bath, kitchen with the bonus of featuring window with open views, spacious bedroom with fitted cupboard and the living room which is the current focal point of the property with French doors leading out to a balcony that offers open aspect views across leafy Edgbaston.

The current vendor has made sympathetic upgrades such as re-carpeting, re-wiring and installation of a new combination boiler, all making for an excellent condition of the apartment.

Other perks of the property include double glazing (where specified), ample storage, personal storage cupboard on the seventh floor-a luxury for such an apartment, and easy road and transport links to Birmingham city centre and beyond. Ideal for city working professionals or the savvy buy to let property investor.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.6 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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