



James *J* LaurenceTM
Sales and Lettings

APT 19, ST LAWRENCE HOUSE MELVILLE ROAD,
EDGBASTON, B16 9NQ
ASKING PRICE OF £138,450

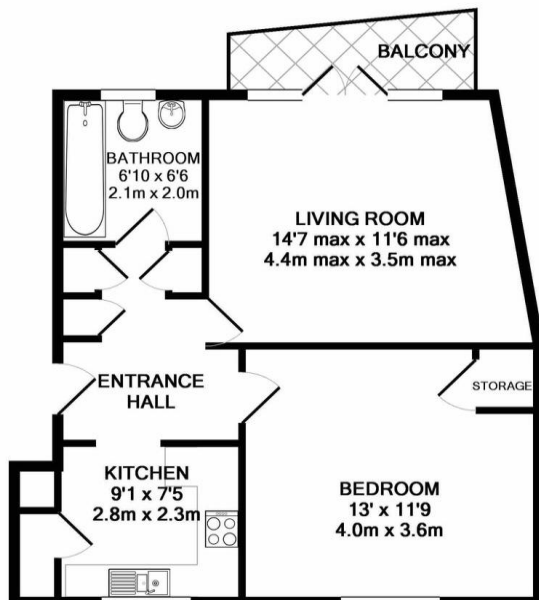




An excellently renovated one bedroom fifth apartment in this convenient Edgbaston location.

The property boasts welcoming reception hallway- providing ample storage space with access to the newly modern bathroom complete with shower over the bath with brand new kitchen featuring integral fridge and freezer, dishwasher, oven, four ring hob and washing machine with the bonus of featuring window with open views. The living room is the current focal point of the property with French doors leading out to a balcony that offers open aspect views across leafy Edgbaston, with spacious bedroom offering opposite outlook.

The current vendor have made sympathetic upgrades to compliment recent 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 and personal storage cupboard on the seventh floor. The development offers secure intercom access, lifts access to all floors and resident permit parking on car park with on road parking for visitors, whilst offers a convenient location with ease of 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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