



HADLEIGH

Estate Agents • Surveyors • Valuers

**6 ODELL PLACE, PRIORY ROAD, EDGBASTON,
B5 7RQ**



**A CONVENIENTLY SITUATED FIRST FLOOR TWO BEDROOM FLAT IDEAL
BOTH FOR FIRST TIME AND INVESTMENT BUYERS BENEFITING FROM
RESIDENTS PARKING AND GAS CENTRAL HEATING. EXTENDED LEASE.
EPC BAND RATING TBC**

OFFERS IN THE REGION OF £149,950



Location

ODELL PLACE is approached from PRIORY ROAD. This is a convenient location with easy access to Birmingham City Centre and all surrounding areas. Edgbaston Cricket Ground is literally over the road and Cannon Hill Park is within walking distance. There are excellent public transport facilities and schools for children of all ages.

Introduction

6 ODELL PLACE is a first floor flat and offers an excellent opportunity to both first time and investment buyers. The accommodation comprises enclosed porch, hall living room, kitchen with appliances, two bedrooms and bathroom. There is residents parking and communal grounds.

On The Ground Floor

The flat is set back behind a communal front garden and approached from Odell Place by a pathway.

Enclosed Porch

With bin store.

Reception Hall

Stair case to the FIRST FLOOR LANDING and part glazed front door.

On The First Floor

First floor landing with BOILER CUPBOARD housing the gas boiler, louvred door storage cupboard, ceiling light point and leads to;

Living Room

16'9" x 11'5" (5.11m x 3.48m) Laid laminate floor, central heating radiator, power points, ceiling light point, door to KITCHEN and multi paned window to front.



Fitted Kitchen

8'10" x 8'7" (2.69m x 2.62m) Having sink unit with drainer, range of base and wall units, fitted work top, single door oven, four ring gas hob, "xpelaire", plumbing for washing machine, space for fridge/freezer, ceiling spot lighting and window to rear.





Bedroom One

13'2" x 9'11" (4.01m x 2.74m) Central heating radiator, power points, ceiling light point, large walk in wardrobe with useful storage, further double door wardrobe and window to front.



Bedroom Two

9'9" x 9'3" (2.97m x 2.82m) Central heating radiator, power points, ceiling light point and window to rear.



Bathroom

Having panelled bath with shower over, wash hand basin, low level wc, radiator, "xpelaire" and window to rear.



Outside

The flat stands in communal grounds and is approached via a laid pathway. There is residents parking adjacent to the property.

General Information



POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is leasehold with an extended lease.. There is an annual service charge of approx TBC

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agent









MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the 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 a final inspection of the property prior to exchange of contracts".

