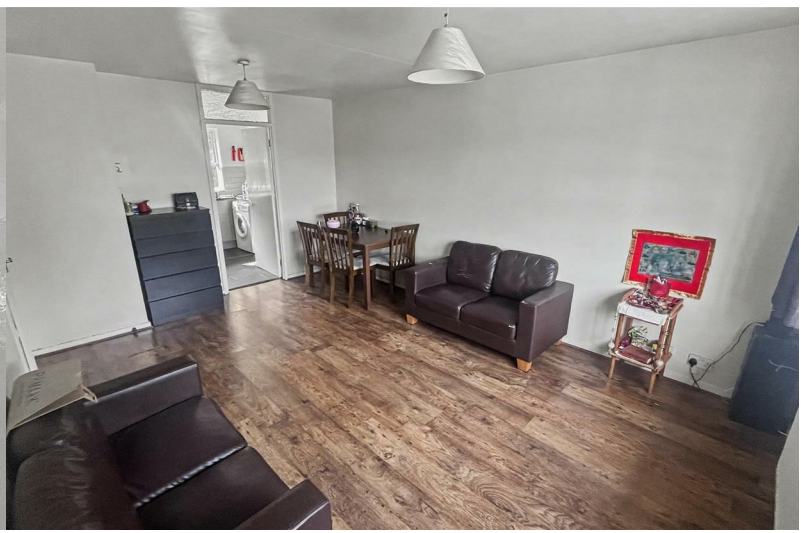




17 Odell Place

Edgbaston, Birmingham, B5 7RG

Offers Over £170,000



****LOVELY TWO BEDROOM TOP FLOOR FLAT IN PRIME EDGBASTON LOCATION WITH NO CHAIN!**** Lovely top floor, two bedroom maisonette in prime location in Edgbaston location on Odell Place. Offering excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. The property benefits from no upward chain and the accommodation comprises of; stairs giving rise to the first floor, landing area, living room, kitchen, two bedrooms, bathroom and a garage in a separate block. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this home on offer please contact our Moseley office.



Approach

This first floor maisonette is approached via a UPVC entrance door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling light point, door opening into airing cupboard housing the Potterton boiler and doors opening into:

Living Room

16'3" x 11'5" (4.97 x 3.50)

With wooden laminate floor covering, central heating radiator, single glazed window to the front aspect, two ceiling light points and door opening into:

Kitchen

8'7" x 8'11" (2.62 x 2.72)

With tiled floor covering, tiling to splash backs, wall and base units with marble effect work surfaces over incorporating stainless steel sink and drainer with hot and cold two taps over, single glazed window to the rear aspect, ceiling light point, space for washing machine and fridge freezer, has hob with extractor over and cooker.

Bedroom One

15'11" x 12'6" (4.86 x 3.82)

With wooden flooring, door opening into storage cupboard providing useful storage, central heating radiator and glazed window to the front aspect.

Bedroom Two

9'10" x 9'3" (3.01 x 2.84)

With ceiling light point, central heating radiator,

wooden floor covering, door opening into wardrobe providing useful storage space and single glazed window to the rear aspect

Bathroom

6'1" x 5'5" (1.87 x 1.66)

With an opaque glazed window to the rear aspect, wall mounted extractor, ceiling light point, three piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with two taps over and Triton shower over, tiling to walls, tiling to flooring and central heating towel rail.

Garage in Separate Block

With metal up and over door.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 17 Odell Place, Edgbaston, Birmingham, B5 7RG is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 149 years, the ground rent is peppercorn £0.00 per annum and the service charges are approximately £900.00 per annum (subject to confirmation from your legal representative)



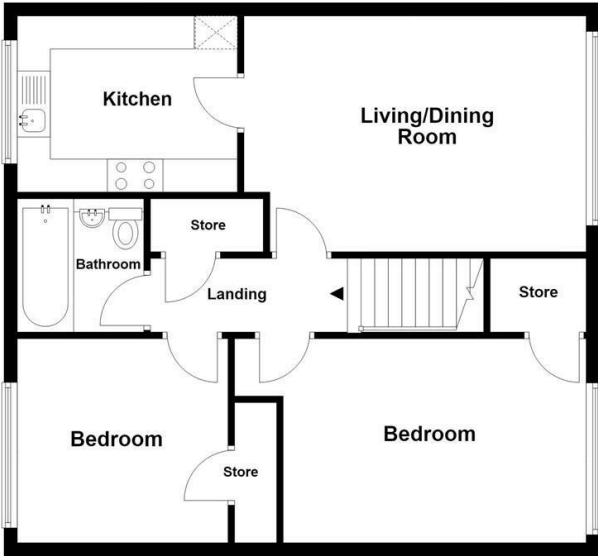


Floor Plan

Ground Floor



First Floor

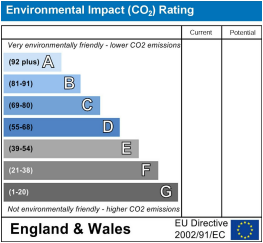
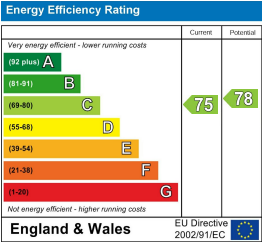


NOT to Scale
for Illustrative Purposes Only.

Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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