



**9 Viceroy Close, Birmingham, B5 7UR**  
**Offers In The Region Of £285,000**

A charming 2/3 bedroom ground floor apartment situated in this prestigious development and enjoying superb views over the well kept grounds. Offered with no chain. Heating and water utilities are included within the service charge.

### Location

VICEROY CLOSE is situated on the Bristol Road with excellent communication to Birmingham City Centre, The Queen Elizabeth Medical Complex and Birmingham Universities. There is an on site caretaker and the service charge provides all inclusive central heating and hot water.

### Introduction

9 VICEROY CLOSE is a charming ground floor apartment enjoying views over the well kept grounds. The improved accommodation comprises reception hall, guest cloakroom, living room, separate dining room, fitted kitchen, three bedrooms and bathroom with shower. There is ample parking for residents.

### Communal Entrance Hall

Security entry phone system, stairs and lift to all floors.

### Reception Hall



Central heating radiator, security entry phone, cloaks cupboard, airing cupboard, two ceiling light points and hardwood front door

### Guest Cloakroom

Low-level WC, wash hand basin and ceiling light point.

### Living Room 16'4" x 16'4" (4.98m x 4.98m)



A spacious reception room with central heating radiator, power points, ceiling rose, feature archways to hall and dining room, coving and bay window to front overlooking the communal grounds.

### Living Room



### Dining Room 14'7" x 11'6" (4.45m x 3.51m)

Central heating radiator, power points, ceiling light point, archway to living room and window to front.

### Fitted Kitchen 13'7" x 10'9" (4.14m x 3.28m)



Range of fitted oak base and wall units, contrasting work top, two seat breakfast bar, sink unit and drainer, double door oven, four ring gas hob with extractor over, door to side and window to rear.

### Bedroom One 14'5" x 13'3" (4.39m x 4.04m)



Full width fitted double door wardrobes, linen cupboard, central heating radiator, power points, ceiling light point, feature archway and window to front.

### Bedroom Two 12'10" x 10'4" (3.91m x 3.15m)



Central heating radiator, power points, ceiling light point, single door wardrobe and window to rear.

### Bedroom Three 10'7" x 6'6" (3.23m x 1.98m)



Central heating radiator, power points ceiling light point and window to rear.

### Bathroom



Panelled bath, separate corner shower cubicle, wash hand basin, low level WC, wall tiling and window to rear.

### Outside



The development stands in well kept communal grounds with residents on-site parking.

### General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Lease Length - 125 year term with 97 years remaining

Ground Rent - £100.00 PA

Service Charge - £6088.05 PA

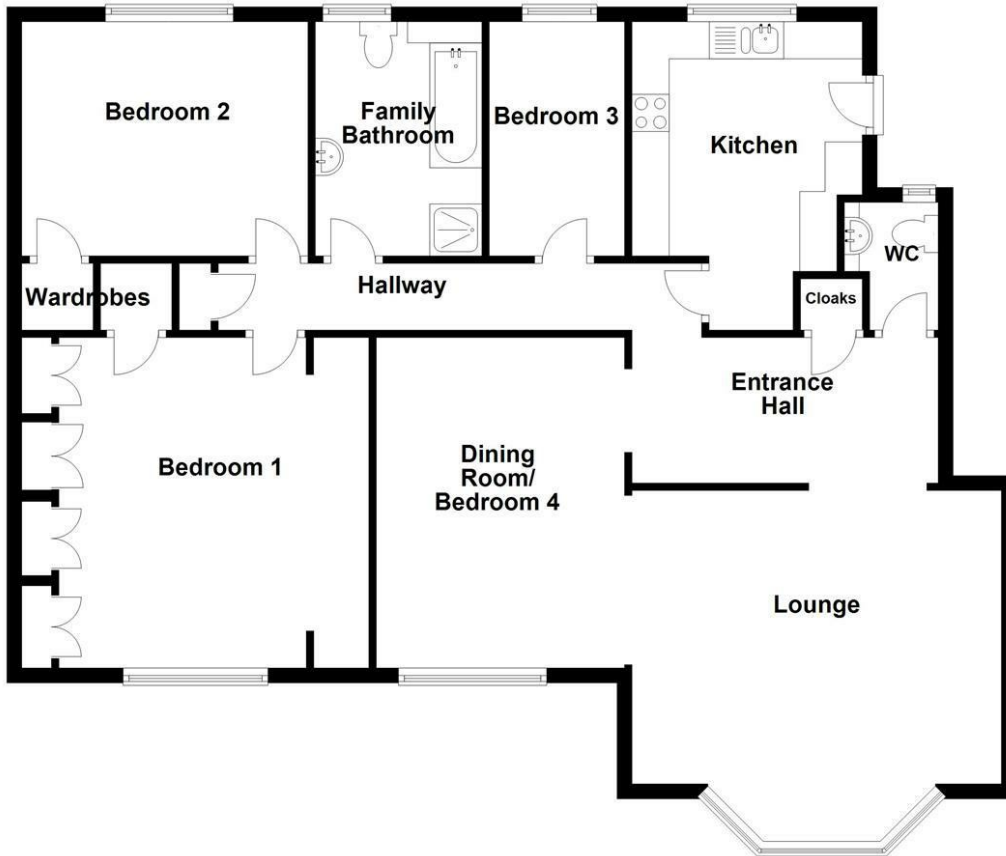
EPC - D

Council Tax Band - D

# Floor Plan

## Ground Floor

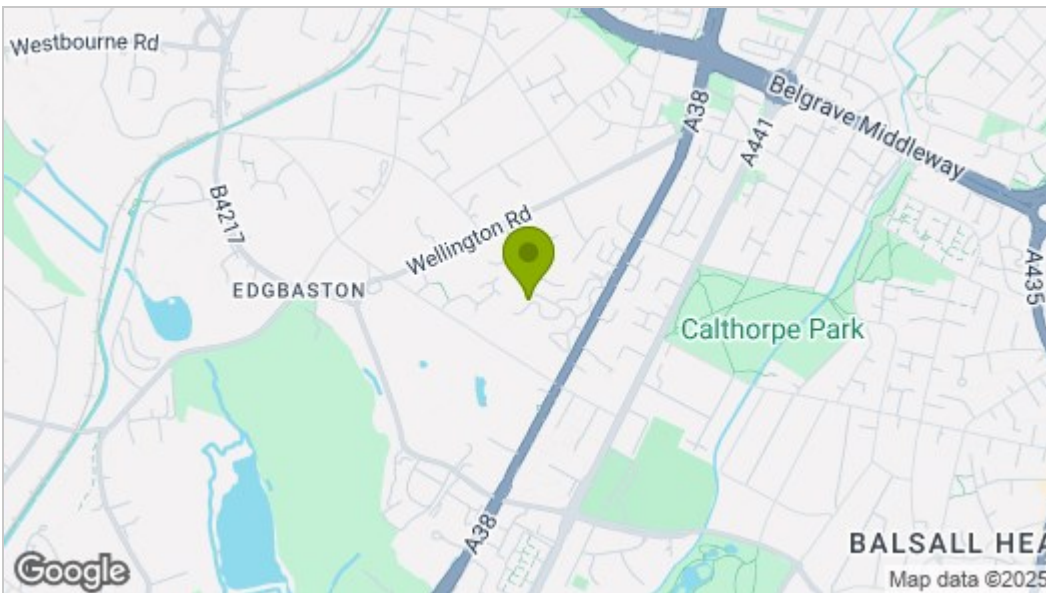
Approx. 115.3 sq. metres (1240.6 sq. feet)



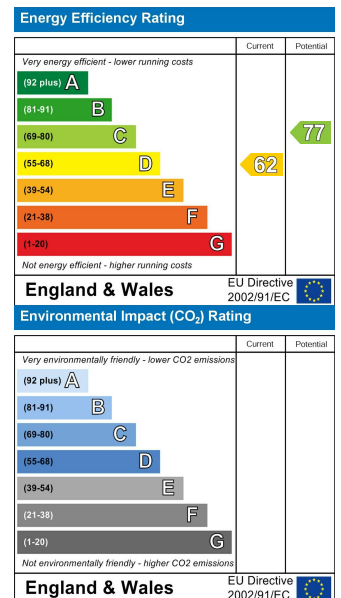
Total area: approx. 115.3 sq. metres (1240.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.