





Property Description

A fabulous first floor luxury three-bedroom apartment recently refurbished situated in the cul-de-sac location of Brickyard Close within walking distance to local train station, shops, schools and amenities. comprising of personal entrance door, open plan breakfast kitchen with island unit, lounge area, three bedrooms, en-suite to master and family bathroom, allocated parking and visitor parking, no upward chain.

Approach

Via front door leading to

Entrance Hallway

With stairs rising to first floor; doors leading to all rooms, UPVC window overlooking front elevation, cupboard housing boiler and space for storage.

Breakfast Kitchen

24' x 17' 9" (7.32m x 5.41m)

Recently re-fitted to a high specification with a range of base and wall mounted units with complimentary Granite work surfaces, sink with mixer tap and drainer, four ring gas hob with stainless steel extractor over and electric oven below, appliances to include integrated fridge freezer, washing machine and dishwasher, separate wine cooler, UPVC double glazed windows to the front and side.

Lounge

17' 9" x 14' (5.41m x 4.27m)

Having three UPVC double glazed windows to the side and rear.

Master Bedroom

13' 11" x 12' 1" (4.24m x 3.68m)

Two UPVC double glazed windows to the front, built in wardrobe with double opening doors providing hanging and shelving space.

En Suite

8' 5" x 3' 11" (2.57m x 1.19m)

Fitted with a white suite comprising of low-level flush w/c, pedestal wash hand basin with mixer tap over, double shower cubicle with glass door, wall mounted towel rail, UPVC double glazed obscure window, extractor fan.

Bedroom Two

13' 5" x 9' 7" (4.09m x 2.92m)

Two UPVC double glazed window to the rear built in wardrobes with double opening doors providing hanging and shelving space.

Bedroom Three

7' 8" x 8' 3" (2.34m x 2.51m)

Two UPVC double glazed window to the front

Family Bathroom

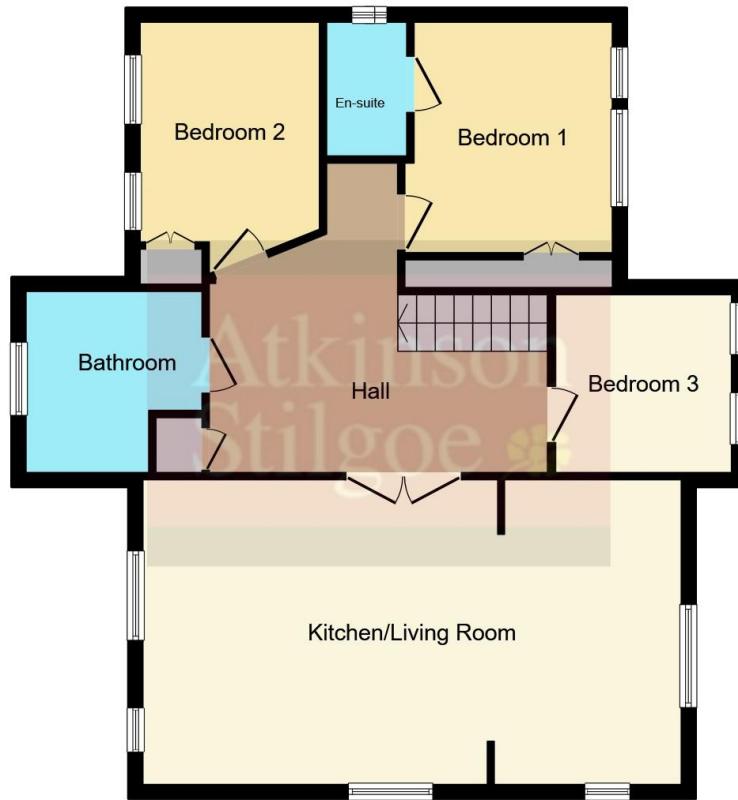
9' 1" x 8' 3" (2.77m x 2.51m)

Fitted with a white suite comprising of panelled bath with mixer tap, low level flush w/c, pedestal wash hand basin with mixer tap, radiator, UPVC double glazed obscure window, downlighters to the ceiling, extractor fan.

Outside

Well-kept communal gardens, one allocated parking space with further visitor parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: C

view this property online atkinsonstilgoe.co.uk/Property/BAL105737

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold



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