

## 26 Wheelleys Lane

Birmingham City Centre  
B15 2DX

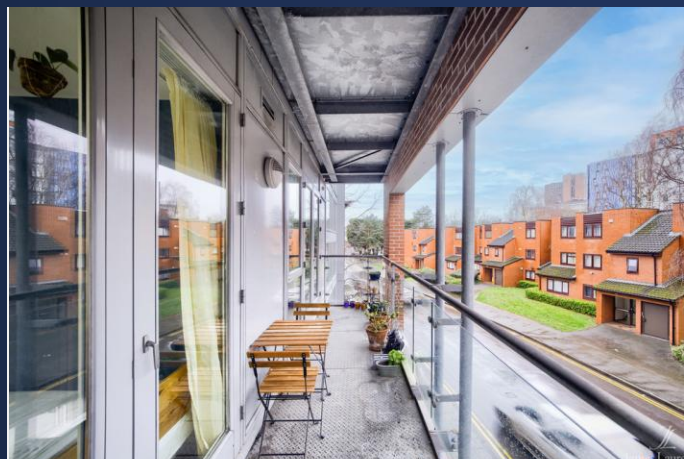
Offers Over **£160,000**

*Two-Bedroom Apartment*

*First Floor Apartment*

*672 Sq. Ft.*

*Excellent Condition*



### Property Description

**DESCRIPTION** A bright and airy two bedroom apartment located on Wheeleys Lane, including a large balcony available on street parking. The apartments benefits from high ceilings, floor to ceiling windows and solid hard wood flooring, which creates bright spacious rooms, with access to the full length balcony. The open plan living room / kitchen offers a large space. The second bedroom is a large double, and the master bedroom benefits from an en-suite bathroom. Located on the first floor, the view is unobstructed and benefits from an abundance of natural light.

The apartments location gives great convenience to Five Ways train station, QE hospital and Birmingham City Centre.

**LOCATION** The development is overlooking and in close proximity to a welcoming green park-for which Park Central is named after, has a modern feel throughout and is located just a short walk away from both New Street Train and metro station, and a plethora of popular bar, restaurant and shopping amenities including the prestigious Mailbox complex, Bullring shopping centre and Grand Central. Beyond is the city's bustling financial district, whilst immediate access to good road and transport links of A38 makes further commuting easy.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - B**

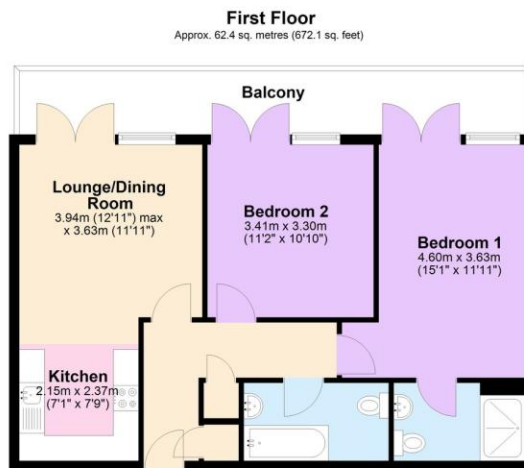
**Service Charge - £3,600.00 Per Annum**

**Ground Rent - £100 Per Annum**

**Length of Lease - 130 Years Remaining**



### Floor Layout



Total area: approx. 62.4 sq. metres (672.1 sq. feet)

Total approx. floor area 672 sq ft (62 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. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements