



The Willows

Edgbaston

B12 9QA

Offers Over **£250,000**

Ground Floor Apartment

Two-Bedroom Apartment

778 Sq. Ft.

Secure, Allocated Parking Space





Property Description

DESCRIPTION ****NO UPWARD CHAIN**** Located on the ground floor, offering two double bedrooms, bathroom and en-suite complete open plan kitchen and living areas-the kitchen offers a bespoke designs, whilst living area offer bay windows with front aspect, all bedrooms offer fitted wardrobes (with a special perk in the master bedroom of walk in wardrobe) with individual tiling selections in bathroom and en-suite.

DEVELOPMENT 'The Willows' is an exclusive development of six two bedroom apartments in a much sought after location. The intimate style is completed to an extremely high specification throughout from stunning kitchens and bathrooms through to the fine details of under floor heating. The independent developers have thought of every detail to offer luxury living accommodation, whilst standard features include secure entry systems, tablet video intercom and a gated allocated parking space with each apartment, with further bike store offering convenience also.

SPECIFICATION

KITCHEN * 'Leicht' Kitchen and designed by award winning Reflection studios
 * Stunning islands with Stone Quartz Worktops
 * Integrated 'Siemens' single oven and microwave above
 * 'Siemens' four ring gas hob and ceiling extractor
 * Tall 'Siemens' fridge/freezer
 * Dishwasher

MAIN BATHROOMS * 'Fantini' brassware, fixed rain showers, hand held shower hose and concealed thermostat
 * Luxury double end baths
 * Separate shower cubicles
 * Bespoke coloured slate effect shower trays
 * Rimless wall hung toilet pan with designer flush plate
 * 'Kenca' accessories



Floor Layout



Total approx. floor area 778 sq ft (72 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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