



The Willows

Edgbaston

B12 9QA

Asking Price Of **£315,000**

First Floor Apartment

Two-Bedroom Apartment

778 Sq. Ft.

Secure, Allocated Parking Space



Property Description

DESCRIPTION ****NO UPWARD CHAIN**** Located on the first floor, offering two double bedrooms, bathroom and en-suite complete open plan kitchen and living areas-the kitchen offers a bespoke design, 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 sling 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
- * Kenco accessories
- * Backlit vanity mirror
- * Inset towel rail
- * Porcelanosa floor and wall tiling

EN-SUITE BATHROOMS * Bespoke slate effect shower trays

- * Dornbracht shower sets and brassware
- * Toto rimless wall hung toilet pans
- * Designer towel rail

GENERAL * Fitted wardrobes in each bedroom with Apts 1 and 3 featuring walk in wardrobes

- * Carefully selected contemporary lighting and wall switches and sockets
- * Underfloor heating with electronic zoned control
- * Tablet screen intercom access
- * Main bedrooms have sleek wardrobes
- * Flooring included throughout
- * Modern contemporary doors
- * Plumbing for washing machine/dryer in store area
- * Surround sound system in penthouse apartments

LOCATION The location of The Willows is very convenient, on the borders of Moseley and Edgbaston, with Edgbaston Road offering excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a very short walk also.

Leisure facilities are provided with the development adjacent to Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre are opposite the city's first 50m swimming pool at the recently completed Birmingham University complex nearby. The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Matalba retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and Symphony Hall, facilities to be proud of.

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.

Tenure: Leasehold

Services: All mains services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £2,239.33 Per Annum.

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC



Floor Layout



Total area: approx. 72.4 sq. metres (778.8 sq. feet)

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	84 B	84 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 and 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