



## Metalworks, Warstone Lane | B18 6PD

\*No Chain - Sensible Offers Invited\* An Immaculately Presented Two Bedroom, One Bathroom Apartment in The Metalworks, including a secure allocated parking space. This modern home is located in the ever-popular Jewellery Quarter, well-known for its great community and rich history.

- Two Bedroom, One Bathroom Apartment
- Modern Fitted Open Kitchen
- Secure Allocated Parking
- NO Upward Chain
- Option to be Sold with Furniture

Asking Price Of £185,000



## Property Description

An Immaculately Presented Two Bedroom, One Bathroom Apartment in The Metalworks, including a secure allocated parking space. This modern home is located in the ever-popular Jewellery Quarter, well-known for its great sense of community. We recommend viewing to appreciate what this home has to offer.

**HALLWAY** Entering the property from the clean and spacious balcony, you are greeted by an open, bright and airy hallway that is beautifully contrasted by the dark wooden effect floors. Consisting of usual plug socket fixtures, telecom interface unit and spotlights that give a modern feeling to your home.

From the hallway you will gain access to your cosy living area:

**LIVING ROOM 11' 9" x 9' 6" (3.6m x 2.9m)** The thoughtfully furnished living room is ideal for all of your everyday needs, and is well-lit from the large window that overlooks the secure communal courtyards.

We are advised that the property is sold as seen with furniture, which has been carefully curated to the taste of this home. The property consists of a large sofa, wooden coffee table and tv unit, all in a matching tone and colour. This room also consists of usual electric plug sockets, light fixtures and fittings.

**KITCHEN/DINER** The kitchen is found as part of the open plan living area, smoothly transitioned by the large kitchen island that is paired with two tasteful breakfast bar chairs. Combinations of wooden effect and sleek black coloured cupboards given the kitchen

a spacious, modern feeling that still invites a homely feeling.

The kitchen comprises of a full fridge-freezer, oven and electrical hob, finished with an extraction hood system, as well as a washer-dryer unit.

**MAIN BEDROOM 12' 5" x 10' 8" (3.79m x 3.26m)** Exiting the living area, you will find access to the master bedroom. Live like royalty, with more than enough space for a super king size! In the master bedroom, you have access to a deep, well maintained, mirrored wardrobe unit, a desk set up and of course a double bed currently. Even with all of this furniture, you can see that there is plenty of space remaining to make it yours truly.

This bedroom consists of usual light fixtures and fittings, as well as electrical plug sockets, good condition carpet, electrical heaters and a large window.

**BEDROOM 13' 6" x 9' 3" (4.12m x 2.844m)** The second bedroom has enough space to accommodate both a double bed, clothing storage and a desk for those that work from home or thirst for knowledge. With two large windows that soak in sunlight from the open view of the communal courtyard, both bedrooms provide everything you can require, and more!

Consisting of a double bed, electrical heaters, light fixtures and fittings as well as electrical plug sockets, this room also has good condition carpets.

**BATHROOM 8' 10" x 7' 6" (2.7m x 2.31m)** Spoiled for choice, this modern, spacious bathroom elevates past all expectations, with a bathtub set up separately from the standing shower area. Consisting of a large, frosted glass window, modern foldable glass screen for the step in

shower, as well as textured tiles throughout the bathroom, there is nothing more you could ask of this bathroom. Also consisting of a floating, wooden effect and ceramic sink, and standard ceramic toilet, above them you will find a useful shelving space for all cosmetics and toiletries you may need.

Ownership - 100 %

Tenure - Leasehold. We are advised by the vendor that there is approx. 990 years remaining on the current lease.

Service Charge - We are advised by the vendor that the current service charge is approx. £2000 per annum.

Ground Rent - We are advised by the vendor that the current ground rent is approx. £399 per annum.

\* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Services - Mains Water, mains electricity and mains drainage

Local Authority - Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

Council Tax Band - D

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.

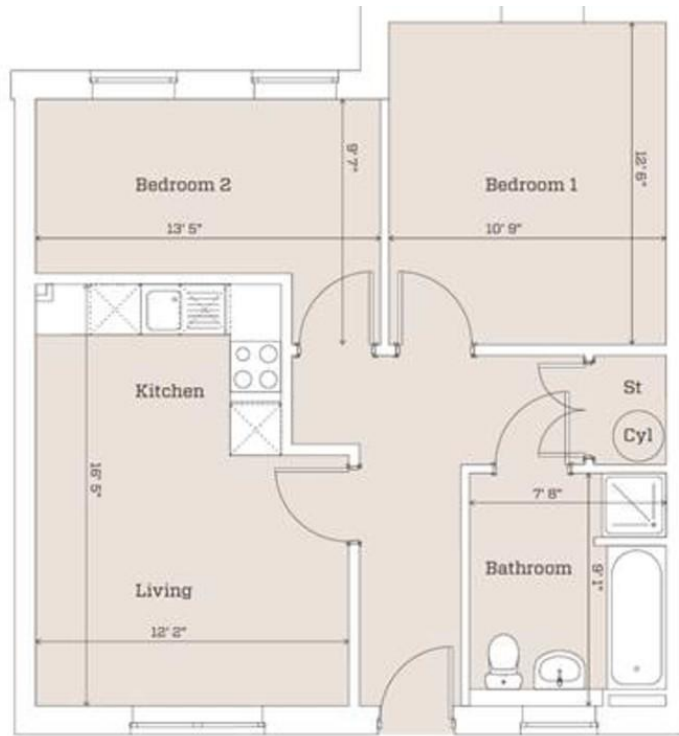
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Essence has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Essence has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Tenure

Leasehold (990 Years)

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Birmingham

West Midlands

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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