



Hope Street, Birmingham, B5 7EU

An Absolute Must-See! A Modern Townhouse in Hope Street, B5 Central. Three Bedrooms plus Study, Three Bathrooms over Three Floors. Allocated secure parking is found to the rear of the property. Within minutes of walking, you can be at New Street Station, the Bullring, local food markets and more!

- A Modern, Well-Kept Townhouse
- Three Bedrooms Plus Study, Three Bathrooms
- Allocated Parking Space to the Rear
- EPC Rating B & Council Tax Band D
- Generous Garden Space

Guide Price of £418,000



Property Description

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LOCAL AMENITIES Hope Street in Birmingham's B5 area offers a range of amenities, including:

- Shopping Centres: Conveniently located near shopping centres, providing easy access to various retail options.
- Diverse Dining Options: A variety of restaurants and cafes are available, catering to different tastes and cuisines.
- Recreational Facilities: Nearby parks and green spaces offer a tranquil escape from the city's hustle and bustle.
- Transport Links: Excellent transport links ensure a seamless commute, with nearby bus and train stations.
- Schools and Universities: Several educational institutions are within walking distance, making it an ideal location for families and students.
- Health and Wellness: Local gyms, hospitals, and medical facilities provide easy access to health and wellness services.
- Entertainment: The Birmingham Hippodrome, one of the UK's most popular theatres, is nearby, offering a variety of performances and shows.

These amenities make Hope Street an attractive location for those looking for a convenient and comfortable place to live.

ENTRANCE HALL 12' 6" x 4' 1" (3.823m x 1.248m) Entering into the three storey home, you are greeted by a bright, long hallway that gives access to the kitchen-diner, study room, downstairs w/c and storage room. The hallway has white walls to match each door, but nicely contrasts the light ash wooden-effect flooring. Also consisting of spotlights, white panel switches, plug sockets and smoke alarm which is fairly centre to the property.

KITCHEN 9' 7" x 8' 5" (2.926m x 2.569m) The kitchen is built on the idea of convenience and simplicity, whilst giving every bit of space a specific purpose. The wraparound kitchen counters are a nice touch that doubles as a breakfast bar, creating a distinct split from kitchen to the dining area. The light teal tiles create a breezy yet homely feel, which pairs well with the white cupboard units.

The kitchen is also packed with top of the range appliances to make sure the homeowner never wants or needs for anything:

- The Electrolux fridge-freezer, washer-dryer and dishwasher are all built-in, giving a sleek hidden feel.
- The Zanussi hob and AEG oven are a powerful team, ensuring all your cooking requirements can be met.
- Also consisting of ceiling and countertop spotlights, plug sockets, extractor hood and stainless steel sink.

DINING ROOM 12' 10" x 12' 10" (3.934m x 3.921m) The dining area follows the well-thought out theme of contrasting colours: A darker, yet so vibrant green gives a relaxing feeling next to the white walls and ash wooden effect flooring. There is a large burst of space that will allow for all types of dining arrangements. A long-spanning dining table for larger events? Not a problem! Smaller roundtable so you can utilise the breakfast bar and the floorspace how you see fit? Great idea! This room is finished with spotlights, a wide, single panel radiator and plug sockets throughout.

STUDY 9' 1" x 6' 1" (2.785m x 1.855m) The study room has a colour palette that matches. The darker grey walls with spruce coloured blinds allow you sink into your work or your hobby with no distractions. Thick carpets will ensure you hone your craft in comfort. Facing the front of the property, this rooms would also be useful as a sitting or play room. Plug sockets are found throughout the room, and is nicely finished with warm pendant lighting.

DOWNSTAIRS W/C 5' 5" x 2' 11" (1.670m x 0.891m) The ground floor lavatory simply consists of white ceramic toilet and sink that are Geberit branded. The silver/chrome Bristan taps match well with the grey half-level tiles.

LIVING ROOM 12' 6" x 11' 7" (3.829m x 3.544m) In the elevated living room, you are met with a tranquilising, sage green feature walls the external wall, and the wall that would traditionally be used for the television unit. Feel at ease and in peace while lounging at home. Shut away the world after a long day, by using the venetian blinds that follow from the study room.

The lounge rooms has a section behind the door that is deeper, which would be nice for a bookshelf that meets flush with the wall, creating a built-in and purposeful feel.

ENSUITE 6' 11" x 4' 9" (2.124m x 1.450m) The ensuite room has a medicine cabinet that double as a two-panelled mirror. Compact but effective, as you have access to a step in shower unit and ceramic Geberit toilet and sink that follows from the downstairs W/C. Light tiles create the bright, airy feel you would want in an ensuite.

1ST BEDROOM 12' 3" x 11' 5" (3.755m x 3.502m) Across the landing from the living room, access the first bedroom. This is the largest of the three, and has a tasteful ensuite bathroom for your convenience. This room follows a conventional shape, which will allow you to be creative with how you dress the room. Where to put the bed, your dresser, your wardrobe? These are

questions you can take control of in your own home.

2ND BEDROOM 12' 7" x 6' 10" (3.840m x 2.097m) On the top floor, there is the second bedroom that could double as a walk in dressing room. Consisting of a built-in wardrobe as you enter, and a view leading straight to the rear of the property. An ceiling that curves down to become the fourth wall is unique modern touch.

Comprising of thick carpets, plug sockets surrounding the room, light switches and pendant lighting.

3RD BEDROOM 12' 9" x 10' 7" (3.911m x 3.236m) Last, but certainly not least is the third bedroom, located on the top floor. This room has another feature wall that angels and joins to the ceiling, a thoughtful, artistic touch that is painted in a solid, beige/coffee colour for a touch of class. Next to the deep, built in wardrobe is a space for a work desk that would not interrupt the flow of the room. Completed with a Keylite window (1140mm x 1180mm) that swings open in a statement fashion, single panel radiator, switches and pendant light fixture.

TOP FLOOR BATHROOM 6' 4" x 5' 6" (1.948m x 1.693m) The top floor bathroom is everything. A combination of a bath and shower fixture meets the Geberit sink and toilet. Once again a medicine cabinet with mirrors, finalised by your standard wood effect flooring and white walls.

GARDEN 25' 8" x 12' 11" (7.842m x 3.951m) The garden houses two light-brown sheds for maximised space, but affords a green space next the textured slab walkway to the gate.

This breath-taking garden, with such close proximity to the City Centre, really does speak for itself.



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.

Ownership - 100%

Tenure - Freehold.

*Tenure, 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

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 86 B | |
| 69-80 | 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