



**South Loop Park, Birmingham B16 0AF**

**welcome to**

## **South Loop Park, Birmingham**

\*\*\* IMMACULATELY PRESENTED \*\*\* CONTEMPORARY FOUR BEDROOM TOWNHOUSE \*\*\* CLOSE TO CITY CENTRE \*\*\* OPEN PLAN KITCHEN AND LIVING AREA \*\*\* TWO PRIVATE BALCONIES \*\*\* COURTYARD GARDEN \*\*\* PARKING SPACE \*\*\* IDEAL FOR PROFESSIONALS AND FAMILIES \*\*\*

### **Agent Note**

This property is council tax band E.

### **Downstairs W/C**

Low level flush w/c, wall mounted wash hand basin with mixer tap.

### **Lounge - Ground floor.**

Open plan with kitchen. Double glazed double doors to rear & window to rear.

### **Kitchen - Ground Floor**

33' x 15' ( 10.06m x 4.57m )

Open plan with lounge. Range of wall & base units with drawers and worktops over, central island with breakfast bar, stainless steel sink & drainer, integrated dishwasher & fridge freezer, integrated oven, induction hob, extractor hood. Immaculately presented.

### **Landing**

Cupboard housing hot water tank, plumbing for utilities.

### **Bedroom 1**

15' x 10' ( 4.57m x 3.05m )

2 Double glazed floor to ceiling windows to rear.

### **En-Suite**

Shower, low level flush w/c, wash hand basin with mixer tap, heated towel rail.

### **Bedroom 2**

15' x 12' ( 4.57m x 3.66m )

2 Double glazed window to front.

### **En-Suite**

Shower, low level flush w/c, wash hand basin with mixer tap, heated towel rail.

### **Bedroom 3**

15' x 12' ( 4.57m x 3.66m )

2 Double glazed window to front, electric radiator.

### **Bedroom 4**

15' x 10' ( 4.57m x 3.05m )

Double glazed window to rear & double-glazed door to small balcony, electric radiator.

### **Bathroom**

Bath with shower over, heated towel rail, low level flush w/c, wash hand basin with mixer tap.

### **Front Garden**

Small area to front of property.

### **Rear Garden**

Private patio leading through to shared gardens.

### **Parking**

Allocated parking space for one car - opposite house.





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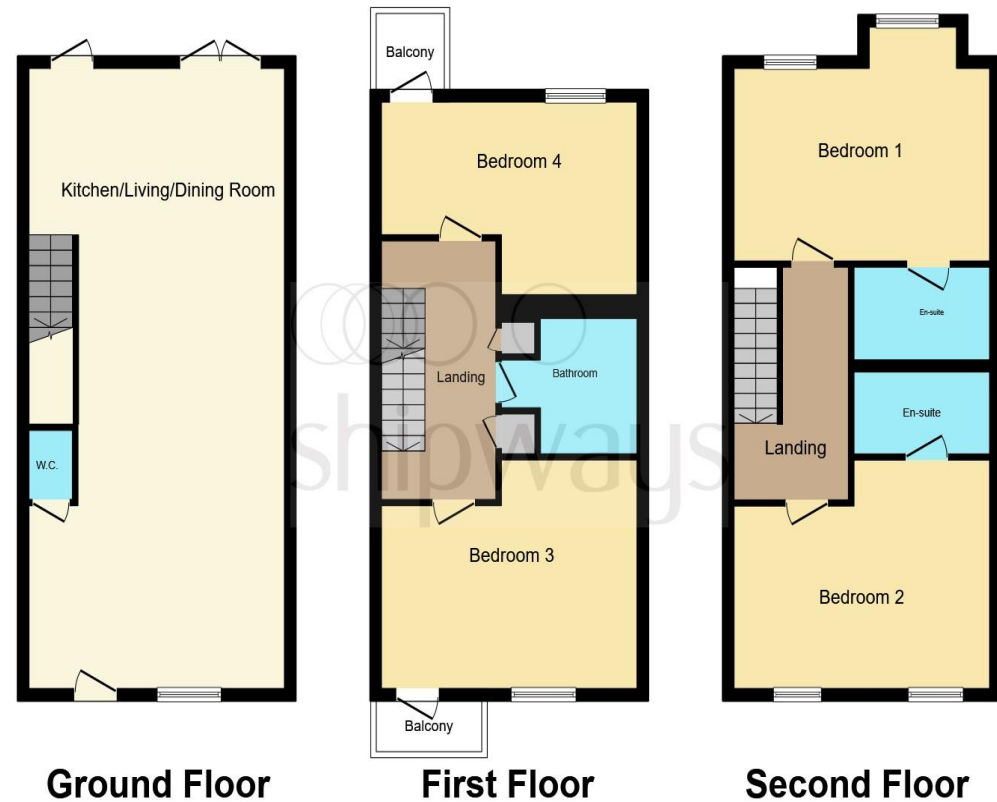
welcome to

## South Loop Park, Birmingham

- Immaculately presented
- Close to city centre
- Sought after South Loop Park development
- Four double bedrooms
- Balconies and courtyard garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£475,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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