Brindley Point Sheepcote Street, Birmingham B16 8AE

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welcome to

Brindley Point Sheepcote Street, Birmingham

** TWO BEDROOM UPPER FLOOR CITY CENTRE APARTMENT ** OPEN PLAN LIVING, KITCHEN DINING AREA ** JULIET BALCONY OVERLOOKING CANNEL ** TWO DOUBLE BEDROOMS ** ENSUITE TO MASTER ** BATHROOM ** SECURE ALLOCATED PARKING ** CLOSE TO BROAD STREET ** GREAT TRANSPORT LINKS VIA BUS OR RAIL **

Entrance Hall
Door to the front of the property, laminate wood flooring, Two Cupboards,

Open Plan Living/kitchen/diner
Double glazed patio doors leading to a Juliet Balcony overlooking canal. Laminate wood flooring, central heating radiator.

Fitted kitchen with a rage of wall and base units with work surfaces over, stainless steel sink, Electric Oven, Gas hob with cooker hood. Tiling to splash prone areas. Integrated washing machine, dish washer and fridge freezer. Boiler in cupboard on wall, central heating radiator. Laminate wood flooring and spot lights.

Bedroom One
Double glazed window to the front of the property, built in wardrobes and central heating radiator.

En Suite
Shower cubicle, wash hand basin, Extractor fan, heated towel rail, W.C, tiling to splash prone areas, tiled flooring and spot lights.

Bathroom
Heated towel rail, bath with mixer taps and shower over. Wash hand basin, extractor fan, W.C, tiling to splash prone areas. Tiled flooring and spot lights.

Communal Roof Terrace
Communal roof terraces.

Parking
Electric fob entrance to underground parking space.

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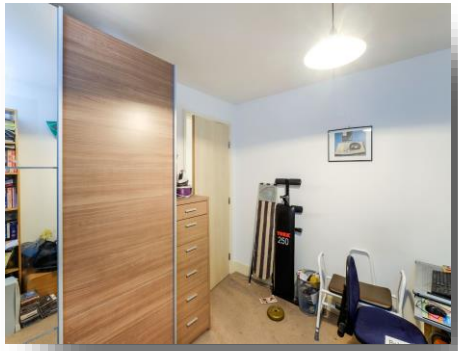
Brindley Point Sheepcote Street, Birmingham

- Two bedroom upper floor city centre apartment
- Open plan living, kitchen dining area
- Juliet balcony overlooking cannel
- Two double bedrooms
- Ensuite and bathroom

Tenure: Leasehold EPC Rating: D

£185,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

Property Ref:
HBN108209 - 0002

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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0121 427 3264

harborne@shipways.co.uk

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

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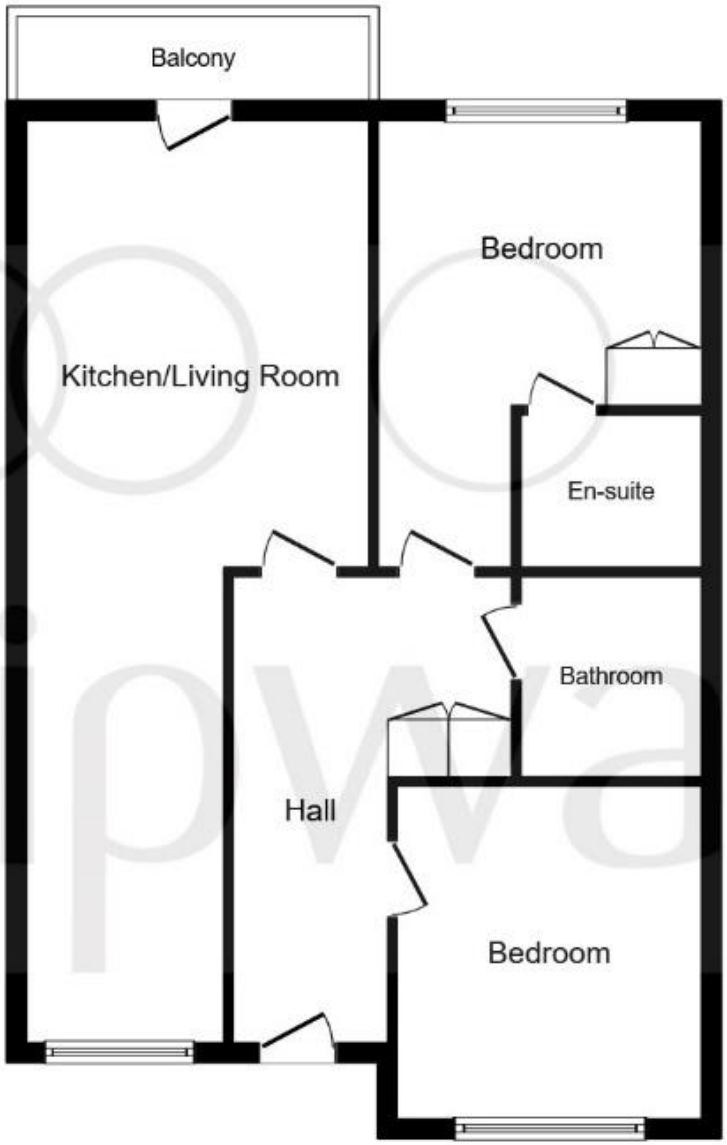

Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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