

for sale

**£229,500** Leasehold



## Perry Barr Regeneration Equality Road Perry Barr Birmingham B42 2ET

A stunning 6th floor two bedroom apartment within the brand new Perry Barr Residential Scheme offering a high specification and all integrated appliances. This exceptional apartment is build complete and ready to move into now.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## About The Development:

Each apartment has a good sized living area, designed to be light and spacious, with space for working, entertaining or simply relaxing at the end of the day. Each two bedroom apartment has an en-suite as well as a separate bathroom for visitors. Access to a fantastic roof terrace also provides some excellent views over the surrounding area.

The development is set in landscaped gardens to provide a peaceful, private area in which to live. The gardens have courtyard areas to sit outside during the summer months, as well as a basketball court and a children's play area, so you know your children will be safe while outside enjoying themselves.

The parking area includes EV charging points, and for cyclists, there is a bike rack as well.

## Specification:-

### KITCHEN

- Symphony 'New York' contemporary handleless kitchen range
- 40mm laminate worktop
- 95mm laminate splash back
- Bosch stainless steel extractor hood
- Bosch ceramic hob
- Built-in electric single oven

### WHITE GOODS

- Zanussi free-standing washer dryer
- Electrolux fully integrated dishwasher
- Electrolux in column 70/30 fridge freeze

### BATHROOM

- Bathroom suite
- Chrome towel radiators
- Fully tiled bathrooms
- Shower over bath
- Mirror over WC
- Sink

### GENERAL

- Karndean flooring
- Carpets in bedrooms and lounge/dining area
- Door stops

### COMMUNAL AREAS

- Mailboxes
- External communal areas landscaped courtyard
- Basketball court and children's play area

### EXTERNAL AREAS

- EV charging points
- Landscaped grounds
- Rooftop terrace

## Agents Notes:

Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

Please Note: Interior images are of the Show Unit and are for illustrative purposes only.





To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

**Tenure:** Leasehold

**EPC Rating:** Exempt

Property Ref: DIG110085 - 0003

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)