



**Connells**

Belgrave Village Belgrave Village  
Birmingham





## Property Description

Wavensmere Homes open their doors on Saturday 6th July for the 'Summer In The City' launch of the exceptional three bedroom show home and a two bedroom apartment. This is a great opportunity to have a full guided tour of Belgrave Village and speak with our financial advisors on the day and enjoy some healthy smoothies & juices.

By private appointment only - call today to book and avoid missing out.

Just moments away from Birmingham's thriving commercial centre, New Street Station and Grand Central shopping centre, Belgrave Village is a landmark development providing 438 city centre homes in a combination of one and two-bedroom apartments and two, three and four-bedroom houses.

Residents of Belgrave Village can benefit from living within a green oasis whilst being in close proximity to Birmingham city centre. The development also offers an indoor gym, screening room and co-working space for residents to enjoy.

## WHY INVEST IN BIRMINGHAM?

£102 billion regional economy  
£14 billion additional economic output generated by HS2  
52% Capital growth in the last 10 years  
£778 million investment for the 2022 Commonwealth Games  
£8 billion spent on 20 years regeneration for Birmingham City Centre  
One of the UK's top 20 universities at the heart of the city, there are 84,000 students currently living and studying in Birmingham's eight universities.

## KEY FEATURES:

Freehold houses  
Concierge  
Fully equipped gym  
Co-working spaces

Gardener  
On-site security

## The Lucas

The Lucas offers the ideal city centre family abode that is set over three floors and features three well-proportioned bedrooms. On the ground floor, the large open-plan kitchen, dining and living area is where you will spend most of your time. A separate W/C & utility room is conveniently located off the hallway to the front of the home. French doors lead you to the rear garden bringing the outside in.

Up the stairs to the first floor, a generous double bedroom is at the rear of the home overlooking the garden. Plenty of wardrobe space is provided. A family bathroom separates this room to the versatile single bedroom at the front of the property, that can be designed as a home office. Both feature large windows. On the second floor, you have a fantastically proportioned master bedroom equipped with a large en-suite and dormer window. Both rooms also feature contemporary skylight windows.

Kitchen/Diner/Living room:  
5.09m x 4.62m (16' 8" x 15' 1")

Master bedroom:  
5.32m max x 3.48m (17' 5" max x 11' 5")

Bedroom 2:  
2.42m x 4.62m (7' 11" x 15' 1")



Bedroom 3:  
2.93m x 2.48m (9' 7" x 8' 1")

### Specification:

The Belgrave Village specification is a mix of contemporary styling and ergonomic design.

Our hand-selected fixtures and fittings have been tried and tested in our other recent developments. Our main objective is always to balance function and energy efficiency with good design and premium quality.

#### KITCHEN:-

- White gloss fitted handleless kitchen.
- Single oven, cooker hood, induction hob.
- Laminate worktop with 100mm upstand.

#### BATHROOMS:-

- Contemporary style bathroom suite by Geberit or equal approved comprising of toilet, basin and shower over bath where applicable.
- Wall tiling 200mmx100mm brick white splash back to basin with full height tiling to shower area.
- Contemporary style brass-ware by Bristan or equal approved.

#### BEDROOMS:-

- All bedrooms to be fitted with carpet where applicable.

#### LIGHTING:-

- Down lights to kitchen area and bathroom.
- Pendant lighting to bedrooms, lounge and dining area where applicable.

#### INTERNAL DETAILS:-

- 94mm x 15mm skirting in white matt.
- 69mm x 18mm architrave in white matt.
- Walls to be plasterboard, finished in super matt white emulsion (walls and ceilings).
- Luxury vinyl tile LVT flooring to all of ground floor and bathrooms.
- Carpets to hall, stairs and landing where applicable.

#### HEATING:-

- Air Source Heat Pump
- Chrome towel radiators to bathrooms/en-

suite.

#### WINDOWS:-

- Anthracite Grey double glazed windows.

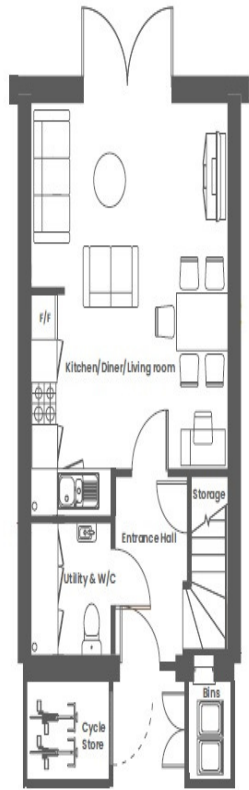
#### EXTERNAL DETAILS:-

- Outside tap.
- Patio where applicable.

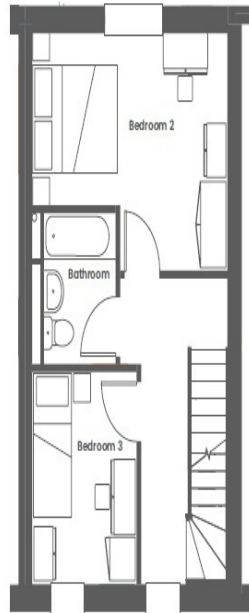
### Agents Note:

All images, illustrations, floor plans, measurements and specifications are for indicative purposes only and are subject to change.

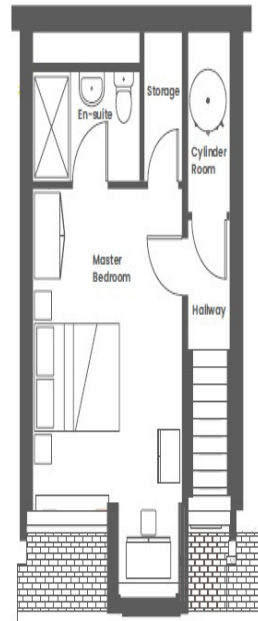




Ground Floor



First Floor



Second Floor



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

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/DIG109358](https://www.connells.co.uk/Property/DIG109358)**

Tenure: Freehold



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.

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