

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Price

offers in the region of £420,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 209 years from 05 Oct 2018.

○ Key Features

- > Energy Rating: B
- > UPPER FLOOR WITH BREATHTAKING DUAL ASPECT VIEWS
- > 24/7 Concierge, Resident Gym, Screen Room
- > Allocated parking space
- > Three bedroom two bathroom apartment
- > Local transport links

○ Short Description

THREE BEDROOM APARTMENT located in the heart of the city with many local restaurants and LOCAL TRANSPORT LINKS within moments' walk. UPPER FLOOR WITH BREATHTAKING DUAL ASPECT VIEWS. BIRMINGHAM CITY CENTRE.

○ Long Description

STUNNING three bedroom apartment located in the very thriving TIMBERYARD WEST DEVELOPMENT surrounded by many restaurants and bars just moments' walk, TIMERYARD has fast become the place to live and be seen since its launch in 2022 and offers a range of added features such as its very own fully equip gym, screening room and Concierge.

Located within this development with breath-taking views is a very spacious and contemporary three bedroom two bathroom apartment. The Property features a newly renovated kitchen, modern bathrooms with light and modern interior throughout. As a corner plot this property also features from dual aspect views stretching out over BIRMINGHAM CITY CENTRE.

○ Directions

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Room Description

Entrance Hall

Large entrance hall with radiator and doors leading to bedroom kitchen and lounge.

Open Plan Kitchen

Modern fitted kitchen comprising of a range of wall and base units to include work surfaces over, stainless steel sink and drainer, oven with hob and extractor fan overhead, splash back tiling, integrated appliances, spotlights and laminate flooring.

Bedroom One

Bedroom with double glazed window.

En Suite

Having a shower, low level wc and wash hand basin.

Bedroom Two

Bedroom with double glazed window.

Family Bathroom

A beautiful suite to comprise of panelled bath, vanity wash hand basin, vanity mirror, low level w.c, fully tiled walls and tiled flooring.

Bedroom Three

Bedroom with double glazed window.

Property Details

Resident facilities including: concierge, gym, screening room, & communal gardens.

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Room Description

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Room Description

Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Property Images



Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Property Images



Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Property Images

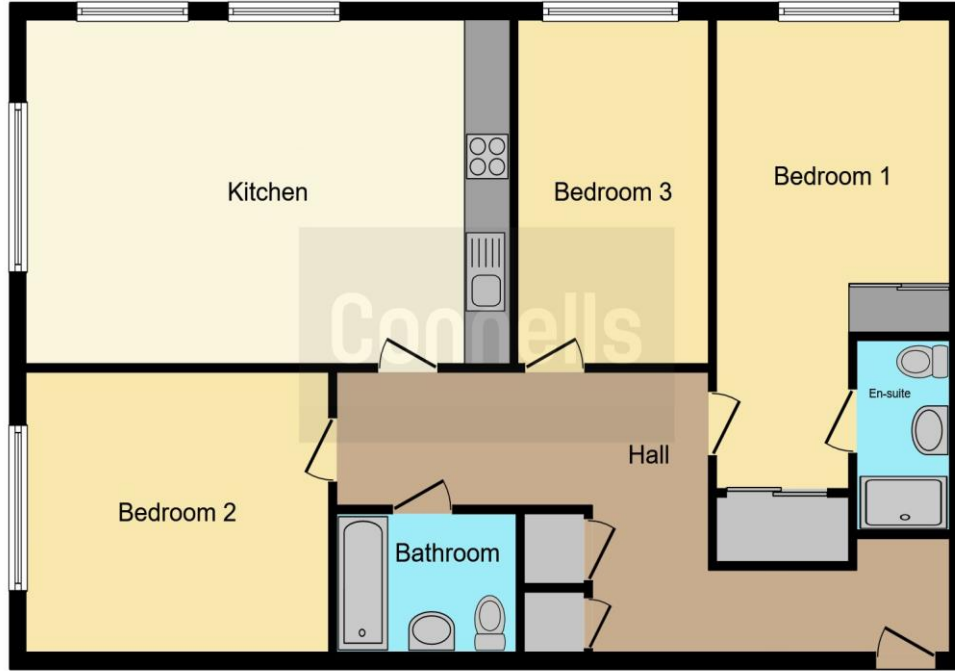
Property details approval form

Apartment 103 East Timber Yard, 118 Pershore Street, Birmingham, West Midlands, England, B5 6PA

Date: 04 April 2024

Property Ref and Version: DIG110891 - 0001

○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Michael Swords		
Mr T.K. Mechessa		