



**Connells**

East Timber Yard Pershore Street  
Birmingham



## Property 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 breathtaking 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.

## 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 over head, 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.

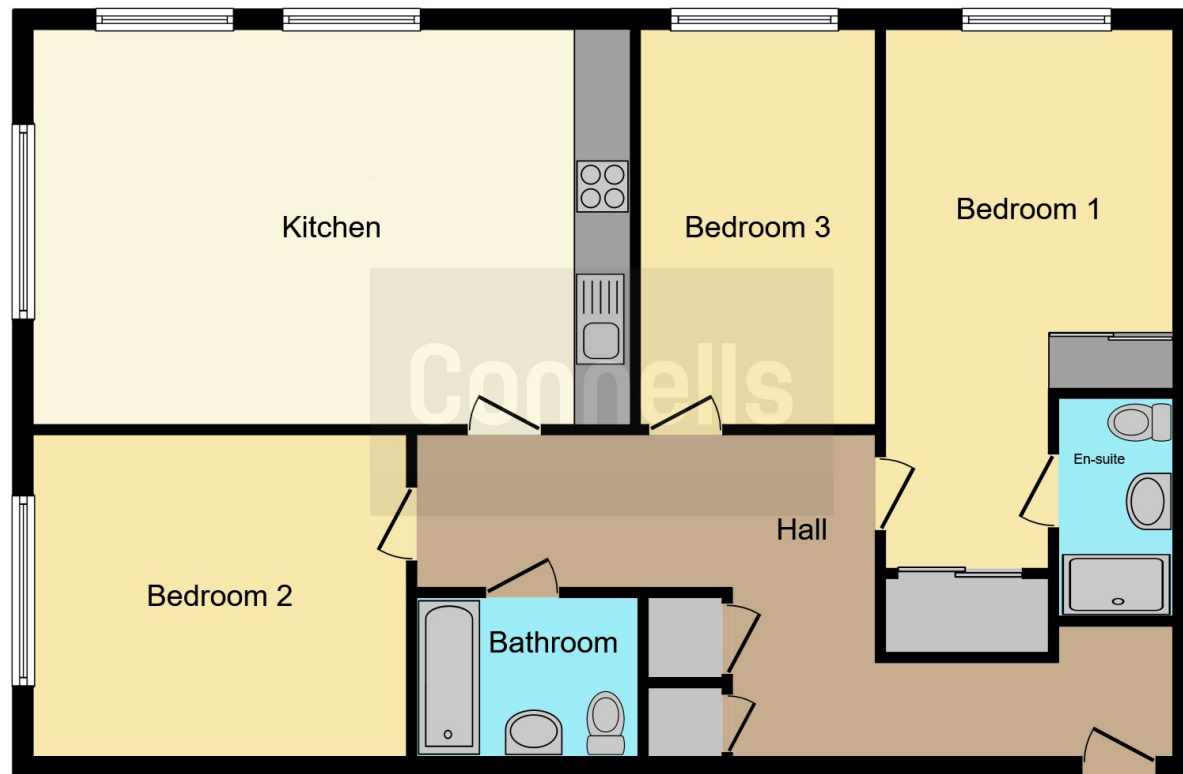
## Property Details

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









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)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG110891](http://connells.co.uk/Property/DIG110891)**

This is a Leasehold property with details as follows; Term of Lease 209 years from 05 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: DIG110891 - 0003