

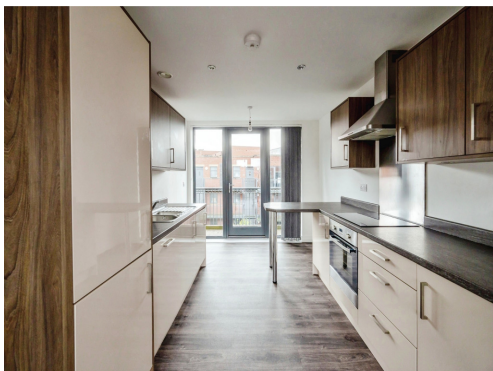


**Connells**

Metalworks Apartments Warstone Lane  
Birmingham

# Metalworks Apartments Warstone Lane Birmingham B18 6PG

for sale offers in the region of  
**£235,000**



## Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

**SITUATED ON THE TOP FLOOR & NO UPWARD CHAIN** - A modern high spec two bedroom apartment with dual aspect windows and two balconies in the sought after modern Metalworks development, the property also benefits from a secure allocated parking space. Viewing is highly recommended to appreciate!

## Transport & Location

Metalworks is nestled in the heart of the Jewellery Quarter - an easy 0.5 mile walk to the iconic St Paul's Square, with many popular bars and restaurants offering an alternative experience to Birmingham's typical busy night out. If you're looking for a bite to eat, head over to Red Lion just one minute from the building, a unique art themed pub offering a great selection of food and drinks, whilst their Sunday Roasts are unbeatable in the City!

This apartment offers great transport links, situated just a 1 mile walk to New Street station or 0.3 miles to the Jewellery Quarter train station. You would also be placed only 0.9 miles from Colmore Row and 0.6 miles to University College Birmingham, making the property an excellent choice for both students and working professionals.

## Room Details

Irregular Shaped Room x ( x )

**HALLWAY** 29'07 x 10'09 Entrance hallway with doors to all rooms, laminate flooring, wall mounted heater cupboard housing water tank

**OPEN PLAN LIVING AREA / FITTED KITCHEN** 24'07 x 12'09 Living area with dual

aspect floor to ceiling windows, balcony doors leading to the outside areas, Laminate flooring, wall mounted heaters, kitchen area with integrated appliances.

**BEDROOM ONE** 12'08 x 10'01 Double bedroom with window to the side, Carpeted flooring, wall mounted heater.

**BEDROOM TWO** 12'08 x 8'03 Bedroom with large windows allowing lots of natural light, space for wardrobe, carpeted flooring, wall mounted heater.

**BATHROOM** 10'08 x 7'06 White Porcelanosa suite comprising panel bath, shower cubicle, vanity unit with wash hand basin, w.c. heated towel rail, wall mirror and tiles to splash prone areas.

**LEASEHOLD** Lease - 989 remaining  
Service charge - £2362 per annum  
Ground Rent - £399 PA paid Annually  
review period every 25 years from 2020





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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145 Great Charles Street Queensway  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG110980](http://connells.co.uk/Property/DIG110980)**

This is a Leasehold property with details as follows; Term of Lease 989 years from 29 Apr 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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