

# Property details approval form

Apartment 6 26 Wheeleys Lane, Birmingham, West Midlands, England, B15 2DX  
Date: 17 June 2024 Property Ref and Version: DIG111248 - 0004

# Connells

# 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             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 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.

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## ○ Price

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£200,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2003.

## ○ Key Features

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- > Energy Rating: B
- > CITY CENTRE APARTMENT
- > INTERCOM SYSTEM
- > TWO BEDROOM
- > EN-SUITE

## ○ Short Description

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STUNNING TWO BEDROOM APARTMENT, MOMENTS WALK FROM BIRMINGHAM NEW STREET AND LOCAL RESTAURANTS AND BARS. LARGE BALCONY WITH DUAL ACCESS,.

## ○ Long Description

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Connells is proud to present this stunning two bedroom apartment located within the very sought after B15 area of park central Birmingham, This stunning first floor property is bright and modern throughout and benefits from a large balcony area with access from both the Living room and both bedrooms, The Kitchen and Bathroom are both modern and light.

Park Central is one of Birmingham most desire district with access to local green areas and moments walk from local transport links plus many restaurants and bars.

## ○ Directions

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## ○ Room Description

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### Entrance Hall

Having carpet flooring and Intercom system.

### Lounge

13' x 11' 7" ( 3.96m x 3.53m )

Having carpet flooring and double glazed door to balcony.

### Kitchen

7' 8" x 7' 1" ( 2.34m x 2.16m )

Fitted kitchen comprising of a range of wall and base units, work surfaces over, stainless steel sink and drainer, oven with hob and extractor fan overhead, partly tiled, space for appliance,

### Bedroom One

11' 7" x 15' 2" ( 3.53m x 4.62m )

Having carpet flooring and door to balcony.

### En-Suite

Shower, wash hand basin, w/c and heated towel rail

### Bedroom Two

11' 1" x 10' 8" ( 3.38m x 3.25m )

Having carpet flooring, radiator and door to balcony.

### Bathroom

Modern suite with panel bath, wash hand basin, low level w.c, partly tiled, heated towel rail, storage and tiled flooring.

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## ○ Room Description

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## ○ Property Images



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## ○ Property Images

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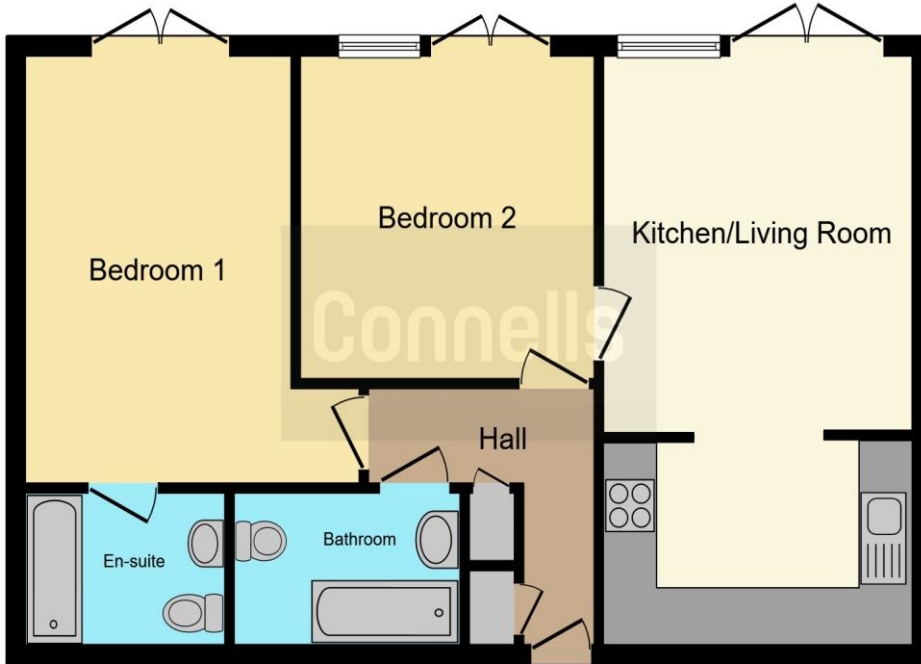




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## ○ Floor Plan



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](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Michael Swords		
Mr S.P. Ralfe		