

for sale

offers in the region of **£330,000**



## East Timber Yard Pershore Street Birmingham B5 6AQ

A WELL PRESENTED TOP FLOOR APARTMENT COMPLETE WITH CINEMA ROOM, CONCIERGE , GYM & RESIDENTS LOUNGE. Having open plan lounge and kitchen, two double bedrooms, bathroom and ensuite, whilst being located in an excellent city centre location. Viewing is advised to appreciate!

# East Timber Yard Pershore Street Birmingham B5 6AQ

## Open Plan Living

24' 1" x 13' 8" Stone worktops ( 7.34m x 4.17m Stone worktops )

This high spec kitchen comprises of a range of high gloss grey wall and base units with LED strip underlighting, sink and drainer set in stone worktop, integrated cooker with hob and extractor fan over head. Integrated dishwasher & fridge/freezer. Good size living area with dual aspect floor to ceiling double glazed windows with views across city, patio door and fitted blind. Brushed metal sockets with USB charging points and SKY Q enabled tv socket.

## Bedroom One

12' 1" x 21' 3" ( 3.68m x 6.48m )

Spacious double bedroom complete with fitted wardrobe, floor to ceiling windows electric heater laminate flooring and fitted blinds. Door to en suite. Brushed metal sockets with USB charging points.

## En Suite

Good size shower, concealed cistern dual flush wc, wash hand basin. Feature mirror with LEDs and stone vanity top. Porcelain wall tiles in white marble effect with chrome fittings. Thermostatically controlled & pressurised hot & cold water. Heated chrome towel rail.

## Bedroom Two

Good size double bedroom with electric panel heater, laminate flooring and floor to ceiling double glazed window. Electric sockets

## Bathroom

Bath, with shower over head, concealed dual flush cistern and wc, wash hand basin, mirror with LED down lights and stone vanity top heated chrome towel rail.

## Entrance Hallway

Storage cupboard in hallway with washer dryer and extra storage.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: DIG111566 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DIG111566](http://connells.co.uk/Property/DIG111566)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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