



Connells

Edgbaston Road
Birmingham

Edgbaston Road Birmingham B12 9QA

for sale offers in the region of
£275,000



Property Description

'The Willows' is an exclusive development of six two bedroom apartments in a much sought after location. The intimate style is completed to an extremely high specification throughout from stunning kitchens and bathrooms through to the fine details of under floor heating. The independent developers have thought of every detail to offer luxury living accommodation, whilst standard features include secure entry systems, tablet video intercom and a gated allocated parking space with each apartment, with further bike store offering convenience also.

The location of The Willows is very convenient, on the borders of Moseley and Edgbaston, with Edgbaston Road offering excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a very short walk also.

Leisure facilities are provided with the development adjacent to Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre are opposite the city's first 50m swimming pool at the recently completed Birmingham University complex nearby, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring.

Approach

Entrance Hall

Having an intercom system, storage area and doors off to:

Open Plan Living

Lounge area with double glazed window,

fitted blinds and patio doors.

Kitchen comprising of wall and base units to include work surfaces, stainless steel sink and drainer, cooker point with hood overhead, integrated dishwasher, integrated microwave, under floor heating, integrated fridge and freezer and boiler housed.

Bedroom One

Having double glazed window with fitted blinds, under floor heating and a walk in closet.

En-Suite

Shower cubicle, vanity wash hand basin, low level w.c, vanity mirror, tiled, towel rail.

Bedroom Two

Having carpet flooring, double glazed window with fitted blinds and under floor heating.

Bathroom

Bath, separate shower cubicle, vanity wash hand basin, low level w.c, tiled flooring, vanity mirror and towel rail.

Secure Parking Included

Agents Note

Furniture negotiable within purchase price. Please state within your offer and we will confirm with the current owner.





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

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: B

view this property online connells.co.uk/Property/DIG111800

This is a Leasehold property with details as follows; Term of Lease 130 years from 22 Jan 2022. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DIG111800 - 0002