

for sale

£380,000



King Edwards Wharf Sheepcote Street Birmingham B16 8AB

Connells are proud to offer to the market this stunning duplex 3 double bedroom penthouse apartment in the luxury King Edwards Wharf development in Birmingham.

A MUST VIEW

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King Edwards Wharf Sheepcote Street Birmingham B16 8AB

Entrance Hall

Laminate flooring, radiator, 2x storage.

Kitchen/ Living Area

30' 1" x 16' 9" (9.17m x 5.11m)

Laminate flooring, dual aspect lighting, doors to balcony, breakfast bar island, integrated appliances, sink and drainer.

Bedroom 3

12' 3" x 13' 2" (3.73m x 4.01m)

Laminate flooring, radiator, door to balcony.

Shower Room

Located on ground floor of apartment, tiled flooring, shower, w/c, sink.

Landing

Radiator, carpeted stairs, laminate flooring, window, door to balcony.

Bedroom One

24' 9" x 13' 4" (7.54m x 4.06m)

Laminate flooring, 2x radiators, dual aspect balconies.

Ensuite

Off bedroom one - tiled flooring, walk in shower, sink, w/c, heated rail.

Bedroom Two

14' 2" x 11' 11" (4.32m x 3.63m)

Laminate flooring, door to balcony, fitted wardrobe, radiator.

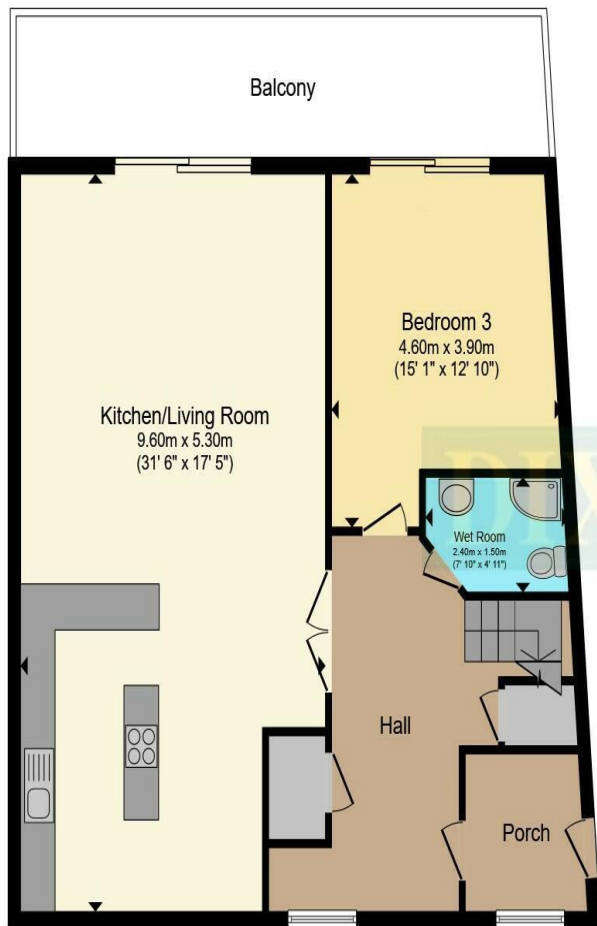
Ensuite

Off bedroom two - tiled flooring, shower, sink, w/c.

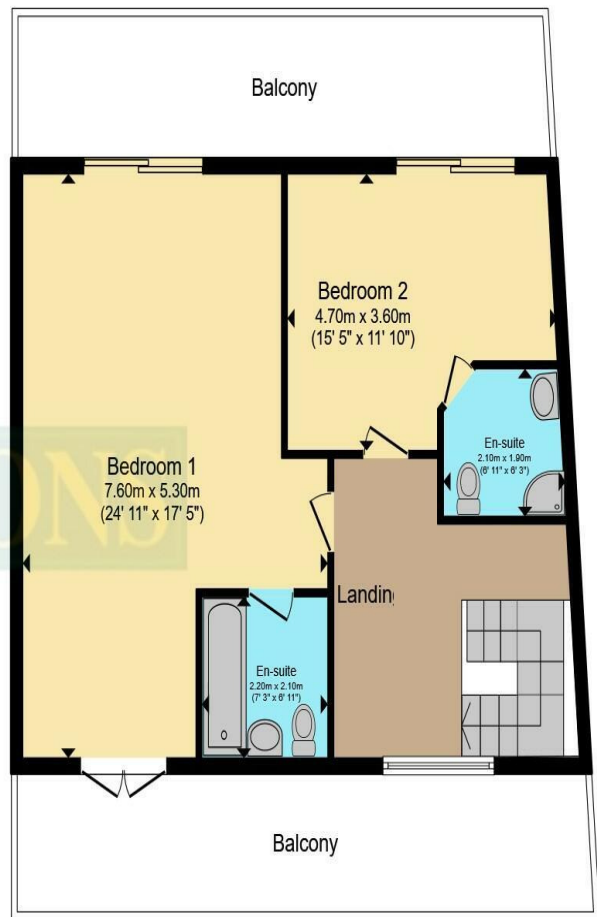








Ground Floor



First Floor

Total floor area 162.2 m² (1,746 sq.ft.) approx

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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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

Property Ref: DIG112624 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: G Service Charge: Ask Agent

Ground Rent: 150.00

view this property online [connells.co.uk/Property/DIG112624](https://www.connells.co.uk/Property/DIG112624)

This is a Leasehold property with details as follows; Term of Lease 124 years from 26 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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