



ESTATE AGENTS

... the key to a successful move



Warstone Lane, Hockley, Birmingham, B18 6NZ

**Offers in excess
of £500,000**

- * THREE BEDROOM TOWN HOUSE
- * GRADE II LISTED & ENGLISH HERITAGE STATUS
- * THREE STOREY BUILDING APPROX 1400 Sq ft
- * EXCELLENT JEWELLERY QUARTER LOCATION
- * FREEHOLD

w: www.keysestateagents.co.uk

Warstone Lane, Hockley, Birmingham, B18 6NZ

ACCOMMODATION

DESCRIPTION

Situated in the heart of the historic Jewellery Quarter, this immaculate Townhouse offers an ideal combination of modern comfort and historic charm. This home is perfect for a family, with three spacious bedrooms, all with high ceilings, three bathrooms, a spacious open plan living and dining area and a private balcony. This beautiful home is bathed in natural light thanks to dual aspect windows on all three floors, additional sought-after features include; a secure, covered parking space, plenty of storage space and an unbeatable location with a variety of shops, restaurants, and attractions all within walking distance. This is a rare freehold house in a unique Grade II listed development and one not to be missed.

GROUND FLOOR

ENTRANCE HALL 13'6" x 14'1" (4.12m x 4.30m)

Ceiling light point, radiator, wood effect laminate flooring, window, entrance door, stairs to first floor



BEDROOM THREE/STUDY 10'2" x 14'1" (3.10m x 4.30m)

Spacious bedroom with built in wardrobe space (6'7" x 3'4"), recessed storage area, large fitted shelving & bookcase, Ceiling light point, radiator, sash windows with secondary glazing.



GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprises fully tiled shower enclosure, wall mounted wash hand basin with chrome mixer tap, low level w.c. Ceiling light point, radiator, tiled flooring, double glazed window with obscure glass, extractor fan.



FIRST FLOOR

OPEN PLAN LOUNGE & DINING AREA 24'3" x 17'5" (7.4m x 5.32m)

Fantastic space for living and dining. Dual aspect living area with feature arched windows to front, french doors with windows to rear offering access to the balcony, radiator, wooden flooring, four chrome ceiling light fittings, two gas central heating radiators, access to separate kitchen.



Lounge Area

Warstone Lane, Hockley, Birmingham, B18 6NZ

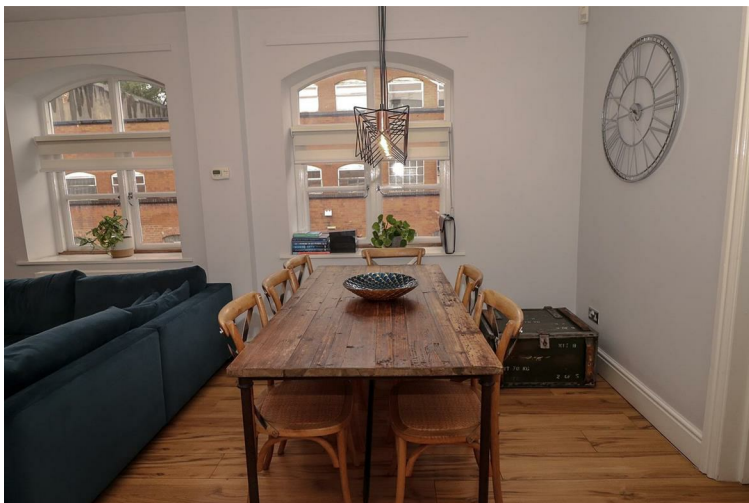


Balcony

Private Balcony with courtyard aspect



Dining Area



KITCHEN 9'10" x 9'11" (3.0m x 3.04m)

Feature arched window to front, matching range of wall and base units with work surfaces, built in cooker, hob with extractor hood over, integrated appliances including fridge freezer, dishwasher and washing machine, one and half bowl sink with drainer and mixer tap and decorative tiles to splash prone areas.



pic 2



SECOND FLOOR

BEDROOM ONE 14'1 x 23'7 max (4.29m x 7.19m max)

Double bedroom, dual aspect featured arched windows to front, windows to rear, carpeted, built in triple wardrobes and drawers, wall mounted heater.



EN SUITE BATHROOM 9'8 x 5'6 (2.95m x 1.68m)

White suite consisting of walk in double shower cubicle, panel

Warstone Lane, Hockley, Birmingham, B18 6NZ

bath, wash hand basin, w/c, heated towel rail and tiled splashback, extractor fan, wall mounted mirrored unit.



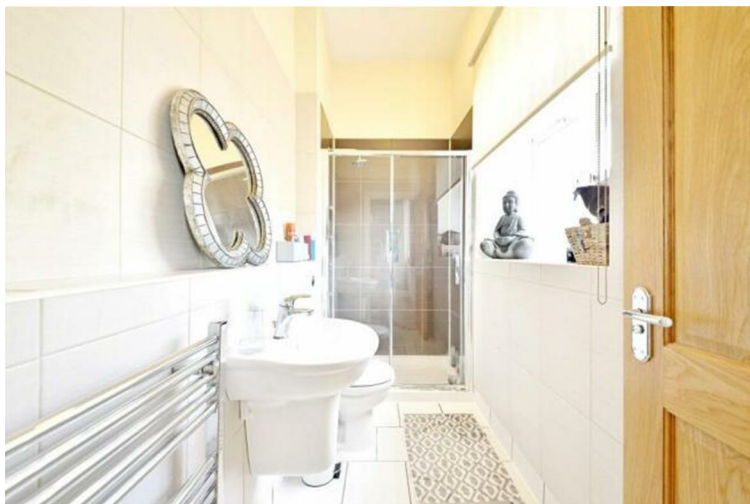
BEDROOM TWO 10'5 x 9'11 (3.18m x 3.02m)

Double bedroom, featured arched window to front, carpeted, radiator, access to en-suite.



EN SUITE 9'10 x 3'10 (3.00m x 1.17m)

Feature arched windows to front, white suite comprising of double shower cubicle, wash hand basin, w/c, heated towel rail and tiled splashback.



OUTSIDE

Secure Allocated Parking



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Freehold.

Offer Procedure


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

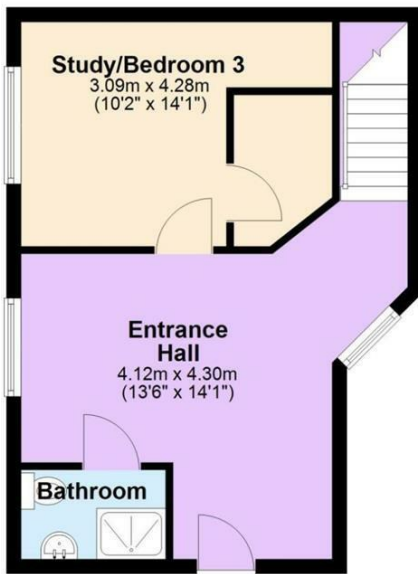
Subject to contract. Vacant possession on completion

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

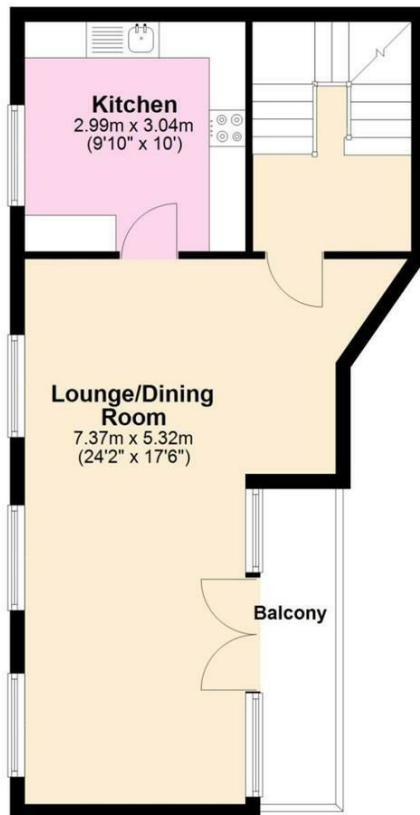
Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



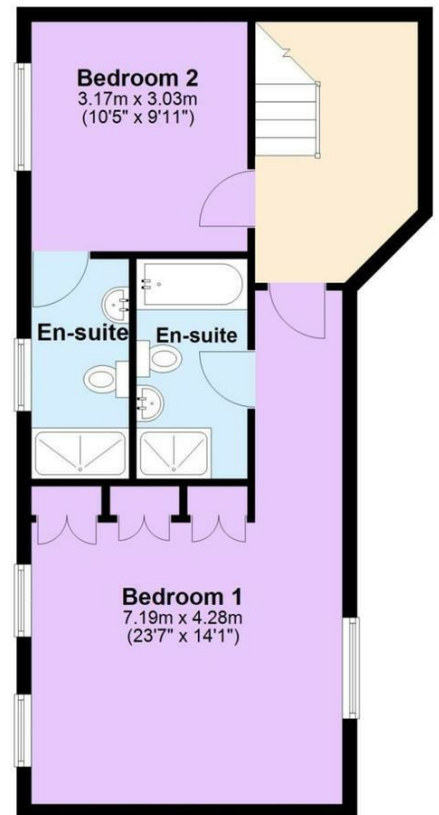
First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Second Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 130.2 sq. metres (1401.6 sq. feet)

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required