



# WESTON HOUSE, 6C NORFOLK ROAD

EDGBASTON, BIRMINGHAM, B15 3QD

£975,000  
LEASEHOLD

DAVIDSON LUXE LAUNCH | Ex-Show Home by prime developer Spitfire | Luxury Ground Floor Apartment | Private Terrace and Rear Garden | 2x Secure Allocated Parking Spaces | Spacious Open-Plan Living | Designer Kitchen with Integrated Appliances | Two Double Bedrooms | Master Suite with En-Suite Bathroom | Super High Quality Integrated Furniture

Davidson

## WESTON HOUSE

DAVIDSON LUXE LAUNCH | Ex-Show  
Home by prime developer Spitfire |  
Luxury Ground Floor Apartment |  
Walking Distance to Harborne High  
Street | Private Terrace and Rear  
Garden | Allocated Parking x2 |



DAVIDSON LUXE LAUNCH | Ex-Show Home by prime  
developer Spitfire | Luxury Ground Floor Apartment |  
Private Terrace and Rear Garden | 2x Secure Allocated

Parking Spaces | Spacious Open-Plan Living | Designer  
Kitchen with Integrated Appliances | Two Double Bedrooms  
| Master Suite with En-Suite Bathroom | Super High Quality  
Integrated Furniture | Prime Birmingham Location Close to  
City Centre

Davidson Estates proudly presents this exceptional ground-  
floor residence at Flat 1, Weston House, offering modern  
sophistication, effortless convenience, and an enviable  
Birmingham address.

Please Note: This apartment is being showcased as a show  
flat. All main furniture and fittings displayed are designer  
pieces at high value, and will be included with the sale of the  
apartment.

The apartment welcomes you through an elegant communal  
entrance, setting a refined tone from the outset. Inside, the  
open-plan living and dining area provides the perfect balance  
of space and style, complemented by a sleek high-  
specification kitchen with integrated appliances and  
excellent storage solutions.

The large double bedroom benefits from fitted wardrobes,  
while the bathroom is finished with premium fixtures and  
fittings, offering comfort and elegance. The property also  
enjoys a private outdoor terrace and lawned garden, ideal

for morning coffee or evening relaxation.

Two secure allocated parking spaces located immediately to  
the front of the property ensures peace of mind, while  
double-glazed windows and modern insulation create a  
quiet, energy-efficient living environment. Situated on the  
ground floor, the apartment provides easy access and added  
practicality.

Contemporary flooring and finishes run throughout, matched  
by an energy-efficient heating and hot water system. An  
intercom entry system enhances security, while  
professionally maintained communal areas and landscaped  
surroundings complete the lifestyle offering.

Perfectly positioned in a highly desirable residential setting,  
Weston Drive offers a unique balance of peaceful living with  
direct access to the heart of Birmingham. Residents benefit  
from excellent transport links into the city centre, while  
Harborne High Street-with its boutique shops, cafés, and  
restaurants-is only moments away. Queen Elizabeth Hospital  
and The University of Birmingham are within easy reach,  
alongside leisure attractions such as Cannon Hill Park and  
Edgbaston Cricket Ground. Local schools and community  
amenities further enhance the area's appeal.

This beautifully presented apartment is an outstanding  
opportunity for professionals, downsizers, or investors  
seeking a contemporary home in one of Birmingham's most  
convenient and well-connected locations.



## Important Information

Service Charge: Circa. £2,500 per annum

Ground Rent: Zero

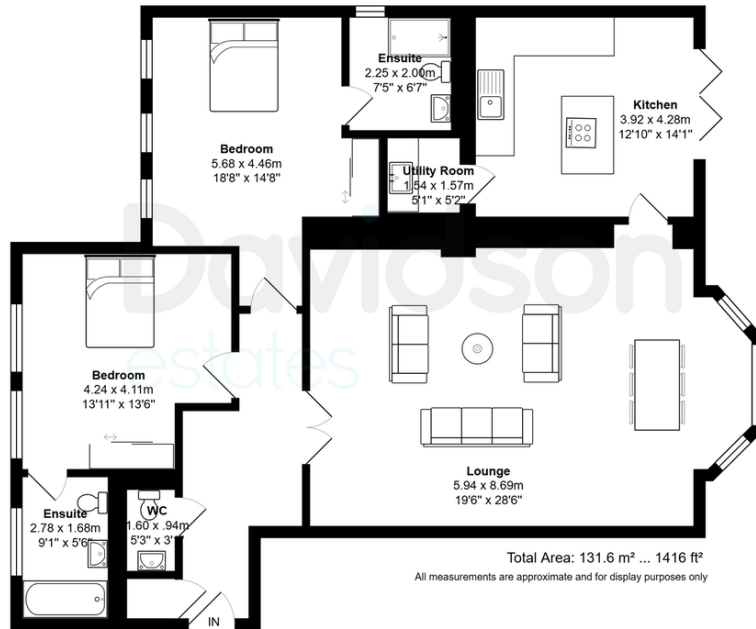
Years on Lease Remaining: 995 years

All attendees must be registered and qualified via Davidson  
Estates to attend.

To arrange your registration or book a private viewing,  
contact Davidson Estates today.

## 6 C NORFOLK ROAD





Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>75 C</b>	<b>75 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		

# Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements