



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

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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

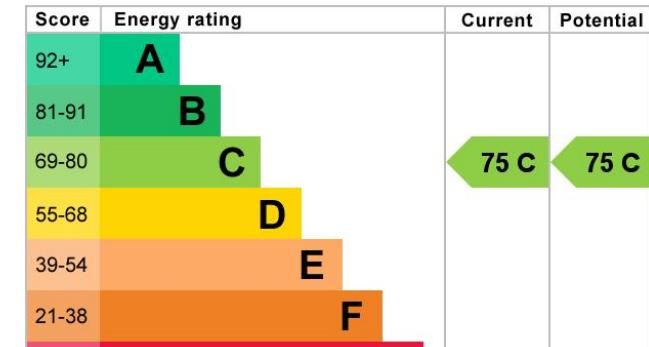
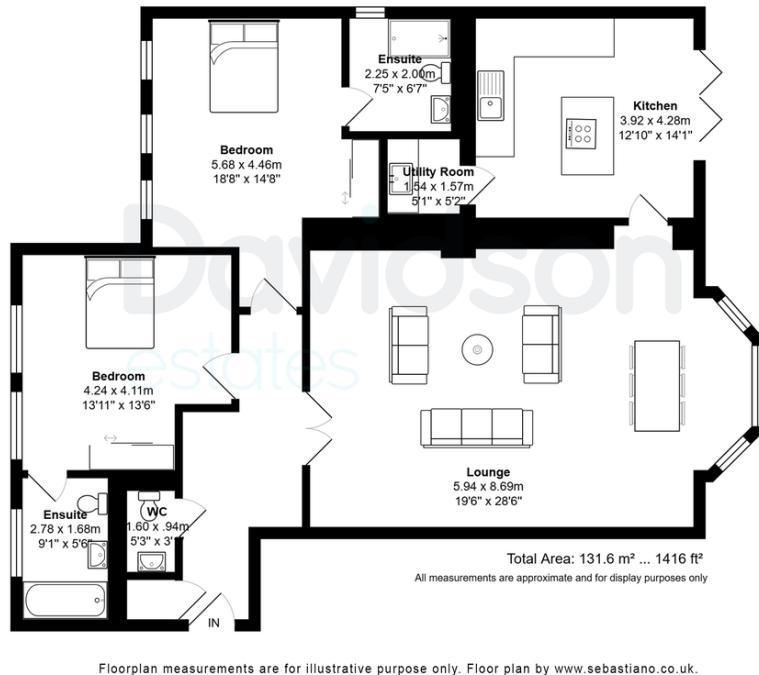
Estates to attend.

To arrange your registration or book a private viewing,

contact Davidson Estates today.

6 C NORFOLK ROAD





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