



Whitlock Grove, Birmingham

burchell
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Property Description

Welcome to this well-equipped purpose-built apartment that has modern living at its heart.

As you enter through the secure entrance porch and make your way through the ground floor to enter the property, you are greeted with a hallway with wall mounted radiator and door that leads to the open-plan lounge and kitchen. The lounge is adorned with natural light thanks to the conveniently placed double glazed window here. There is two wall mounted radiators in addition to newly-placed furniture in the room.

Across from the lounge is a modern style kitchen with built in appliances with gas hob and electric oven. Storage options are plentiful across a range of base and wall storage units that are conveniently fitted in the kitchen.

Between the lounge and the first bedroom is the main bathroom of the apartment, equipped with cubicle shower, W.B, W.C, wall mounted radiator and small mirrored storage cupboard.

Comfort and storage are at the forefront of both bedrooms in the apartment with the first bedroom benefiting from built in wardrobes, double glazed window the the rear and wall mounted radiator.

The master bedroom is afforded natural light thanks to the thoughtfully placed rear double glazed window. You will also find a built in wardrobe with additional storage cupboards - you are also gifted with an ensuite, complete with shower, W.B, W.C and wall radiator.

Parking is provided with one allocated parking space and also guest parking.

Entrance Hallway

Central heating radiator.

Lounge/ Kitchen

22' 6" max x 12' 4" plus recess (6.86m max x 3.76m plus recess)

Irregular shaped room. Double glazed window to front elevation, thermostat, central heating radiator, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, combined washer dryer and spotlights.

Bedroom One

15' 9" max x 8' 9" into recess (4.80m max x 2.67m into recess)

Irregular shaped room. Double glazed window to front elevation, central heating boiler, central heating radiator and built in wardrobes.

En-Suite

W.C, wash hand basin, shower cubicle , central heating radiator and extractor.

Bedroom Two

12' 2" to wardrobe x 8' 8" max (3.71m to wardrobe x 2.64m max)

Double glazed window to front elevation and central heating radiator.

Bathroom

Shower cubicle, W.C, wash hand basin, central heating radiator, extractor and storage cupboard.









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

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2011. 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.

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