



Bowen Court, Wake Green Park, BIRMINGHAM

Bowen Court, Wake Green Park, BIRMINGHAM, B13 9XP

**for sale offers in the region of
£124,850**



Property Description

Welcome to this beautifully presented sixth-floor flat, purpose-built for modern living. With excellent transport links and nearby local amenities, it offers the perfect opportunity for your next move!

Accessible by both stairs and lift, this property boasts an elegant entrance hallway that seamlessly connects to all rooms. It features a double bedroom with fitted storage, a spacious cloakroom, a modern family bathroom, a cozy single bedroom, a bright and airy lounge, and a well-appointed kitchen with abundant storage options.

Additionally, there is a garage suitable for storing a medium-sized modern vehicle, along with plenty of unallocated parking for residents and guests.

Entrance Hallway

Electric heating radiator.

Cloakroom

Large storage space.

Lounge

10' 9" max x 15' 6" max (3.28m max x 4.72m max)
Two double glazed windows to rear elevation, double glazed window to side elevation and electric heating radiator.

Kitchen

10' 8" max x 7' 1" max (3.25m max x 2.16m max)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, washing machine and storage cupboard housing hot water cylinder

Bedroom One

16' 8" Plus wardrobes x 10' 3" max (5.08m Plus wardrobes x 3.12m max)
Double glazed window to rear elevation, electric heating radiator and built in wardrobes.

Bedroom Two

12' 4" plus recess x 7' 9" max (3.76m plus recess x 2.36m max)
Double glazed window to rear elevation and electric heating radiator.

Bathroom

Bath with shower over, W.C, wash hand basin and mirror. Electric heated towel rail.









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

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C Council Tax
 Band: A

Service Charge:
 3045.68

Ground Rent:
 10.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI208415

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1984. 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.

Burchell Edwards is a trading name of Connells Residential which 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.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208415 - 0011