



Electric Way, Birmingham







## Property Description

This modern two-bedroom apartment, under ten years old, offers stylish urban living close to Birmingham city centre. The property features an open-plan kitchen and living area, two well-sized bedrooms, and a contemporary bathroom. With allocated parking and additional visitor spaces, it provides both comfort and convenience in a prime location. Ideal for professionals or investors seeking a well-connected home.

## Entrance Hallway

Central heating radiator, storage cupboard, intercom system and all doors off to:

## Living Area

16' 9" max x 15' 2" max ( 5.11m max x 4.62m max )

Open plan L Shaped room opening into Kitchen area. Two double glazed windows side aspect, central heating radiator.

## Kitchen

Range of high gloss wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven with stainless steel back splash, extractor, integrated fridge freezer, washing machine and central heating boiler.

## Bedroom One

14' 4" max x 10' 11" max ( 4.37m max x 3.33m max )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

10' 11" x 10' 11" ( 3.33m x 3.33m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

W.C, wash hand basin with mixer taps, bath with shower over, central heating radiator and extractor.

## Parking

Allocated parking space.













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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1840.00

Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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