

HUNTERS[®]

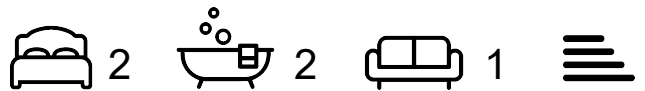
HERE TO GET *you* THERE



Lonsdale Road

Birmingham, B17 9RA

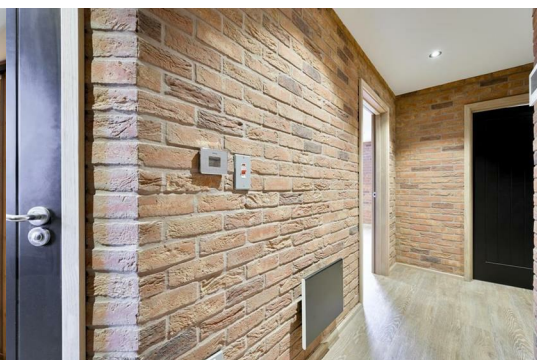
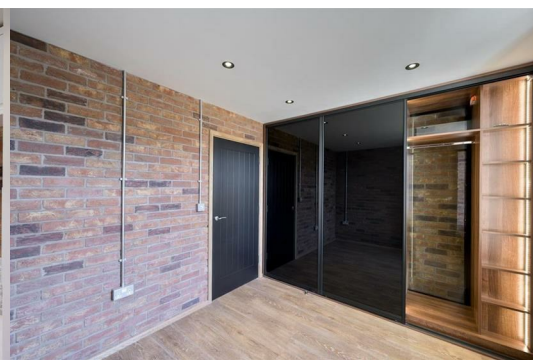
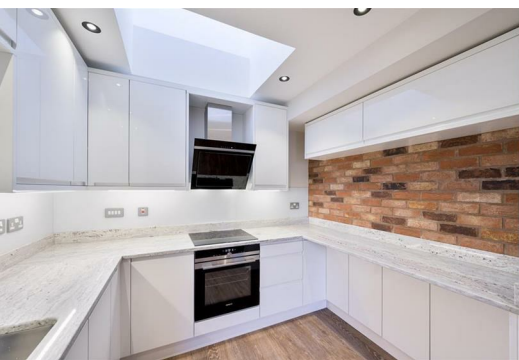
£1,650 Per Calendar Month



A simply stunning one of kind two bedroom apartment from respected local developer Metro Real Estate Group located within Harborne Village. This brand new luxury loft-style apartment provides a bespoke interior which combines an exposed brick theme with high quality fixtures and fittings throughout. Car parking space available separately. Unfurnished. Available from April 2025

The apartment briefly comprises a spacious open plan living/kitchen area which includes fully integrated 'Siemens' and 'Miele' kitchen appliances, two double bedrooms with fitted wardrobes one with ensuite and an additional bathroom. All with 'Duravit' sanitary ware, Karndean flooring throughout and CAT 5E data cabling connectivity. EPC Rating: C

Please call to arrange your viewing on 0121 647 4233.



ENTRANCE HALL
With a 'Velux' skylight, video intercom system, 'Rointe' electric radiator, two built in storage cupboards and leading to:-

LOUNGE KITCHEN AREA

LOUNGE 14'0" x 14'5" (4.27 x 4.39)
With a double glazed window to front elevation, two 'Rointe' electric radiators, TV, telephone and data points and archway into:

KITCHEN

KITCHEN 10'11" x 8'10" (3.33 x 2.69)
With a 'Velux' skylight to rear elevation, comprising wall and base level units, Granite worktops with integrated drainage and stainless steel sink inset, breakfast bar area and fully integrated 'Siemens" kitchen appliances which includes oven, induction hob, extractor hood, fridge and freezer and dishwasher. A separate walk-in utility cupboard houses the hot water cylinder and 'Miele' washer dryer.

BEDROOM

BEDROOM ONE 10'7" excluding door recess x 13'1"max (3.23 excluding door recess x 3.99max)
With a double glazed window to front elevation, 'Rointe' electric radiator, TV, telephone and data points, fitted wardrobes with automatic LED lighting and sliding door into:

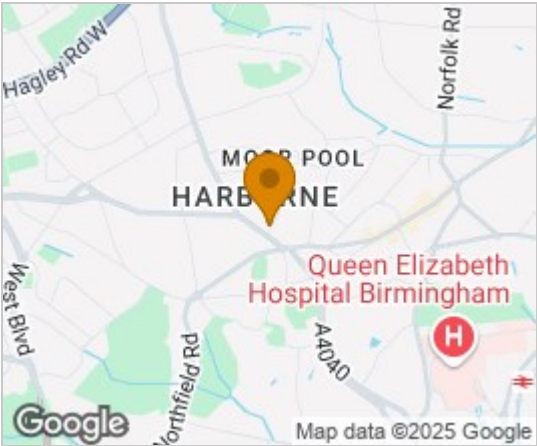
BATHROOM

EN-SUITE SHOWER ROOM
A fully tiled en-suite with double glazed obscure window to side elevation, comprising 'Duravit' low level WC and vanity wall mounted sink unit, walk in shower cubicle with rain head shower, heated towel rail and mirrored LED storage cabinet with shaver point.

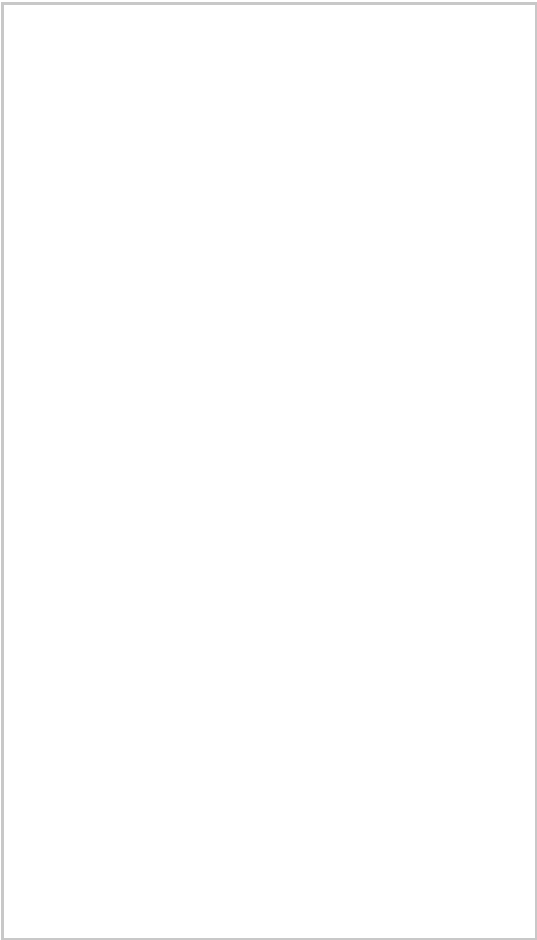
BEDROOM TWO 9'1" x 9'11" (2.77 x 3.02)
With a double glazed window to front elevation, 'Rointe' electric radiator, TV, telephone and data points, fitted wardrobes with automatic LED lighting.

BATHROOM
A fully tiled bathroom comprising 'Duravit' low level WC, vanity wall mounted sink unit, bath with chrome mixer taps and separate 'Aqualisa' electric shower, chrome heated towel rail and consumer shaver point. A well appointed luxury 'Duravit' bathroom suite complete this luxury bathroom.

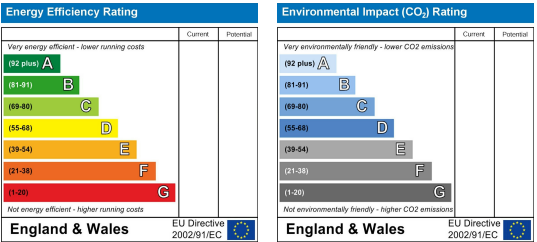
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.