



Barrows Manor, Barrows Lane, Birmingham



## Property Description

A beautifully presented two-bedroom second-floor apartment offering modern and spacious accommodation throughout.

The property comprises a welcoming entrance hall, a bright and airy lounge/kitchen/diner providing an excellent open-plan living space, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a contemporary family bathroom.

Further benefits include underfloor heating throughout, providing comfort and efficiency, as well as secure allocated parking.

Conveniently located close to local amenities and transport links, this stylish apartment is ideally suited to first-time buyers, professionals, investors or those looking to downsize.

Viewing is highly recommended.

## Entrance Hallway

Spotlights, storage cupboard and under floor heating.

## Lounge area

Double glazed window to front elevation, storage cupboard and under floor heating.

## Kitchen Area

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, tiling to splash prone areas and plumbing for washing machine.

## Bedroom One

Double glazed window to rear elevation and under floor heating.

## En-Suite

Shower cubicle, W.C, wash hand basin, spotlights, extractor, under floor heating, tiling to walls and floor.

## Bedroom Two

Double glazed window to rear elevation and under floor heating.

## Bathroom

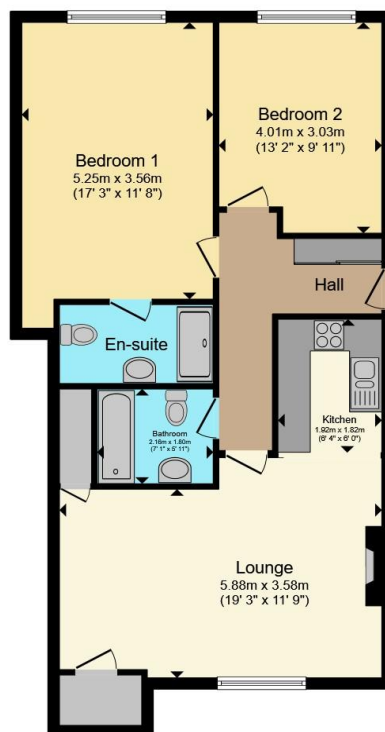
Bath, W.C, wash hand basin, heated towel rail, under floor heating, tiling to walls and floor.











Total floor area 79.9 m<sup>2</sup> (860 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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