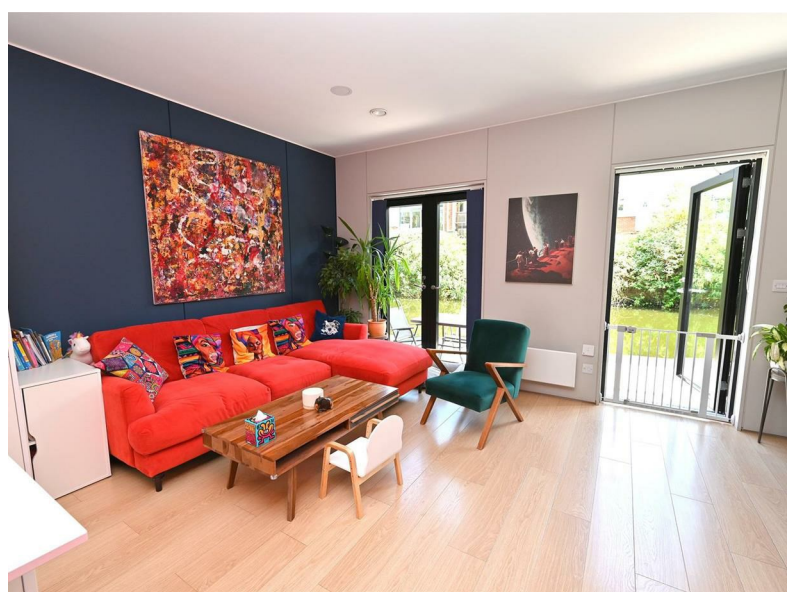


ENGLANDS



43 South Loop Park
, Birmingham, B16 0AF

£475,000





PROPERTY DESCRIPTION

Excellent canal-side end town house set over three floors briefly comprises superb open plan living/dining/kitchen, ground floor WC, four bedrooms, two with ensuite shower rooms, family bathroom, rear patio and two balconies. Built in 2019, this sustainably built home has some innovative features including Nuaire ventilation system which maintains adequate indoor air quality, intelligent lighting and sprinkler system. It also has the benefit of the remaining NHBC guarantee.

Port Loop is an ambitious new 43-acre island community 15 minutes from Birmingham city centre. Circled by a kilometre of historic canal, Port Loop is now an established community just 15 minutes' walk from the city centre. Proud winners of Best regeneration initiative at Housebuilder Awards and Placemaking Project of the Year at Midlands Business Insider Residential Awards 2020.

Viewing is highly recommended in order to fully appreciate the location and accommodation.





SPLENDID OPEN PLAN LIVING/DINING/KITCHEN

10.15 max x 4.69 max (33'3" max x 15'4" max)

Having wood-style flooring, large UPVC double glazed window to the front elevation, two wall-mounted electric heaters and a range of fitted storage cupboards. Kitchen having a range of matching wall and base units, island with integrated storage and pop-up power socket, composite work surfaces with built-in drainer, one and a half bowl inset stainless steel sink with mixer tap over. Integrated appliances include Indesit dishwasher, Indesit induction hob, electric oven, fridge and freezer.

UPVC double glazed door opening out onto rear terrace overlooking the canal. Further UPVC double doors.

GROUND FLOOR WC

Having wood-style flooring, low flush WC with concealed cistern, wall-mounted wash basin with mixer tap over, wall-mounted mirror cabinet housing electrical controls, ceiling light point and extractor fan.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light points, cupboard having plumbing and space for washing machine and the Nuaire air exchange system. Further cupboard containing the water tank.

BEDROOM TWO - REAR

4.69 max x 3.83 max (15'4" max x 12'6" max)

Wood-style flooring, ceiling spotlights, large UPVC double glazed window to the front, plus UPVC double glazed door onto balcony, wall-mounted electric heater, fitted cupboard with desk unit and overhead cupboards.

BEDROOM THREE - FRONT

4.69 max x 3.83 max (15'4" max x 12'6" max)

Having wood-style flooring, ceiling spotlights, large UPVC double glazed window to the front, plus UPVC double glazed door onto balcony, wall-mounted electric heater, fitted cupboard with desk unit and overhead cupboards.

BATHROOM

Having panelled bath, with side screen, mixer tap over and wall-mounted shower, wall-mounted wash basin with mixer tap over, low flush WC with concealed cistern, vertical radiator, double glazed window with obscured glazing and full complementary tiling to floor and walls. Also built-in vanity unit having overhead storage cupboards with integrated lighting.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING

Having ceiling light points.

PRINCIPAL BEDROOM - REAR

4.69 max x 3.22 max (15'4" max x 10'6" max)

Having two full height UPVC double glazed windows overlooking the canal, wood-style flooring, ceiling light point, wall-mounted electric heater, a range of fitted wardrobes, drawers and dressing table and door through to:

ENSUITE

Having shower cubicle, low flush WC with concealed cistern, wall-mounted wash basin with mixer tap over, vertical radiator, tiled floor, vanity storage unit with mirror and overhead cupboards, ceiling light point and extractor fan.

BEDROOM FOUR

4.7 max x 3.83 max (15'5" max x 12'6" max)

Having one full height UPVC double glazed window overlooking the front plus further window, wall-mounted electric heater, two ceiling light points, fitted desk with storage and shelving,

ENSUITE

Having shower cubicle, tiled floor and walls, low flush WC with concealed cistern, wall-mounted wash handbasin with mixer tap over, vertical radiator, ceiling light point and extractor fan. Vanity unit with mirror and built-in overhead cupboards with integrated lighting.

OUTSIDE

Rear - South facing patio overlooking the canal.

Front - one allocated parking space.

ADDITIONAL INFORMATION

TENURE: FREEHOLD. There is an annual service charge payable currently amounting to £400.00

COUNCIL TAX BAND: E



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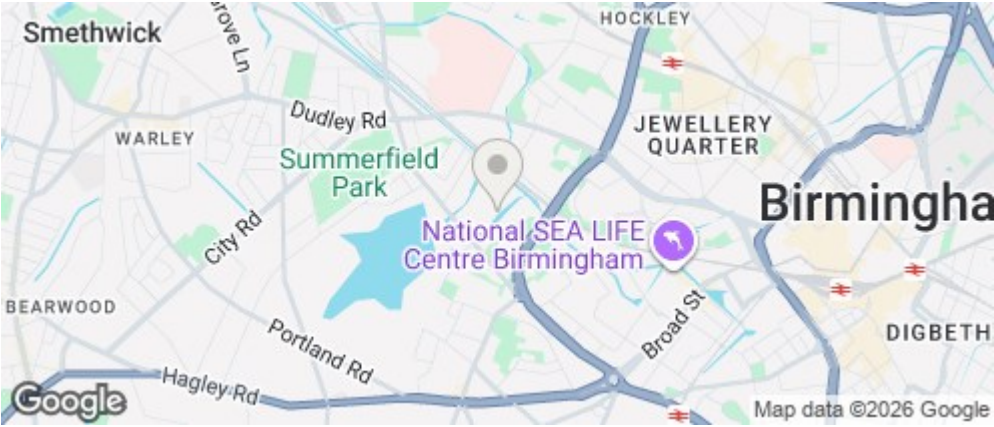




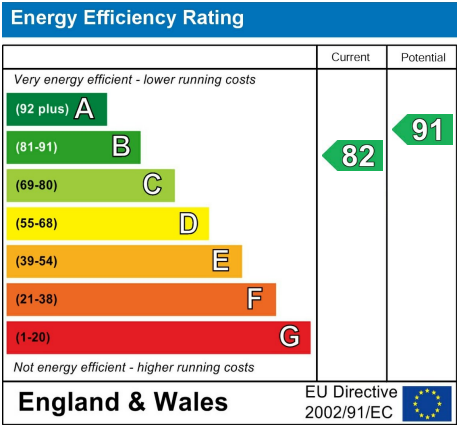
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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