

for sale

**£190,000** Leasehold



## Belgrave Village, Birmingham, B12 9ED

Your dream home is closer than you think.  
Let's make it happen. £10,000 developer  
incentive on selected homes.

- Energy Rating: Exempt
- Turnkey ready
- 1 bedroom apartment with private balcony
- Set within 12 acres of landscape gardens

# Property Details

## Key Features:

### Specification:

The Belgrave Village specification is a mix of contemporary styling and ergonomic design.

Our hand-selected fixtures and fittings have been tried and tested in our other recent developments. Our main objective is always to balance function and energy efficiency with good design and premium quality.

#### KITCHEN:-

- White gloss fitted, handleless kitchen by HATT or equal approved.
- Single oven, cooker hood, ceramic hob, microwave, integrated dishwasher, integrated washer dryer and free-standing white fridge freezer by Zanussi or equal approved.
- 28mm worktops with 100mm upstand.

#### BATHROOMS:-

- Contemporary style bathroom suite by Geberit or equal approved comprising of back to wall toilet with concealed cistern, vanity sink unit and combined shower mix over bath.
- Wall tiling 200mm x 100mm brick white splashback to basin with full height tiling to shower area.
- Contemporary style brassware by Bristan or equal approved.

#### BEDROOMS:-

- All bedrooms to be fitted with carpet where applicable.
- Sliding mirrored wardrobes where applicable.

#### LIGHTING:-

- Down lights to kitchen area and bathrooms.
- Pendant lighting to bedrooms, lounge and dining area where applicable.

#### INTERNAL DETAILS:-

- 94mm x 15mm skirting in white matt.
- 69mm x 18mm architrave in white matt.
- Walls to be plasterboard, finished in single-coloured emulsion (walls) and white emulsion (ceiling).

#### HEATING:-

Electric heating - panel heaters by Dimplex or similar.  
Heated towel rails by Towelrads or equally approved.

#### FLOORING:-

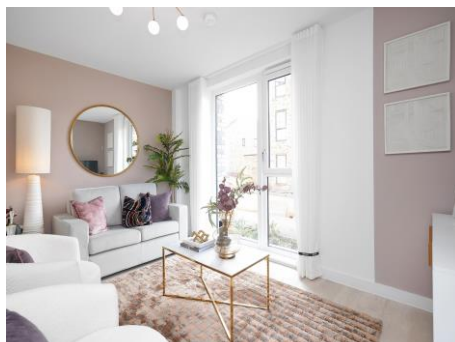
Luxury vinyl tile LVT flooring to bathrooms, lounge, kitchen and apartment entrance.  
Carpets to all bedrooms.

#### WINDOWS:-

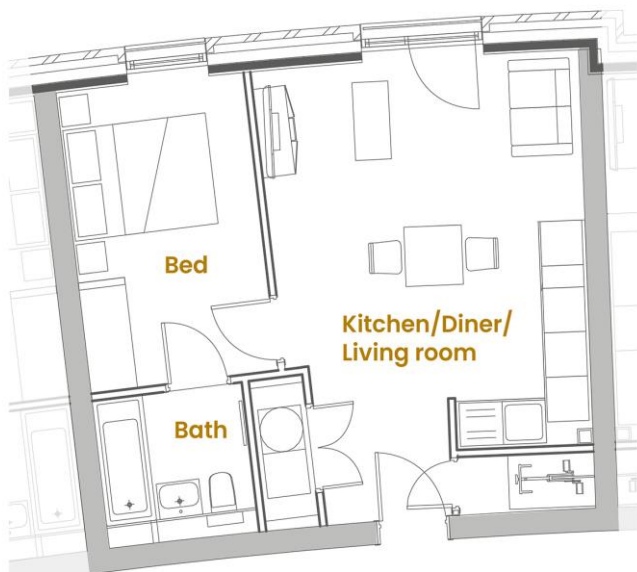
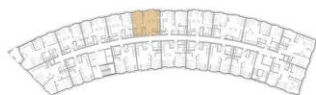
- Double-glazed windows - anthracite grey.

## Agents Note:

All images, illustrations, floor plans, measurements and specifications are for indicative purposes only and are subject to change.



## Type C1



To view this property please contact Connells on

**T 0121 212 0800 (Option 3)**  
**E [midlandsnewhomes@connells.co.uk](mailto:midlandsnewhomes@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG111894 - 0008

Tenure:Leasehold EPC Rating: B

Service Charge: Est £1,820.71 per annum

Ground Rent: Peppercorn

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.

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.

Connells Residential 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.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)