

Connells

Heritage Court Warstone Lane
Birmingham

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Birmingham B18 6HU

for sale
£185,000







Property Description
Connells are proud to present this spacious, fourth floor apartment is located within the prestigious Heritage Court development, located in the heart of the Jewellery Quarter.

The property benefits from a large living area with separate kitchen, beams of natural light and finished off to a high specification, two large double bedrooms, two bathrooms, allocated parking in basement and a daytime concierge service.

Approach
Communal entrance with access to all floors.

Entrance Hall
Having laminate flooring, intercom system, storage and radiators.

Lounge
19' 8" x 13' 9" max (5.99m x 4.19m max)
Having laminate flooring, radiator, patios doors onto balcony and double glazed window.

Kitchen
10' 1" x 8' 6" (3.07m x 2.59m)
Fitted kitchen with wall and base units, work surfaces, sink and drainer, hob & oven with extractor fan overhead, integrated dishwasher/fridge/freezer, partly tiled.

Bedroom One
18' 4" max x 11' 1" max (5.59m max x 3.38m max)
Having laminate flooring, fitted wardrobes, double glazed window and doors opening into balcony.

En Suite
Bath with shower overhead, shower screen, wash hand basin, w.c, partly tiled, heated towel rail.

Bedroom Two
14' 1" x 8' 6" (4.29m x 2.59m)
Having laminate flooring, radiator and double glazed window.

Bathroom
Shower cubicle, wash hand basin, w.c, heated towel rail and partly tiled.




CAKE







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

To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: B

Council Tax Band: B

Service Charge: 4385.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG112884

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2001. Should you require 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.