



Boundary Road  
Birmingham

burchell  
edwards

# Boundary Road Birmingham B23 6GN

for sale offers in excess of  
**£130,000**



## Property Description

Situated within The Observatory on the highly regarded Highcroft Estate, this spacious two bedroom Third floor apartment offers strong proportions, a modern open-plan layout and secure, well-maintained surroundings. The development is known locally for its clean presentation, reliable management and consistent buyer demand, making this property a strong option for both owner-occupiers and investors.

The apartment benefits from an impressive open-plan kitchen and lounge extending to almost seven metres, providing flexible space for living, dining and entertaining. Both bedrooms are double-sized and positioned away from the main living area for improved privacy. The bathroom is well-sized with a full suite, and the central hallway provides good circulation space and storage. The property also includes secure entry and allocated parking.

With Highcroft Park, transport links and local shopping routes all within easy reach, the location combines everyday convenience with a modern residential setting. This is a straightforward, practical and well-proportioned apartment in a consistently sought-after development.

## Hallway

Central hallway providing access to all rooms. Good flow and useful storage space

## Kitchen/Lounge

22' 9" x 15' 11" ( 6.93m x 4.85m )

Expansive open-plan living space with multiple windows for natural light. The kitchen area includes fitted units, worktops, oven, hob and extractor. The room accommodates full lounge seating and a dining setup comfortably.

## Bedroom One

16' x 9' 5" ( 4.88m x 2.87m )

A notably large primary bedroom with excellent space for wardrobes and further furniture. Positioned quietly away from the living area.

## Bedroom Two

10' 5" x 9' 1" ( 3.17m x 2.77m )

Second double bedroom suitable for guests, a child's room or a home office. Window to the front elevation.

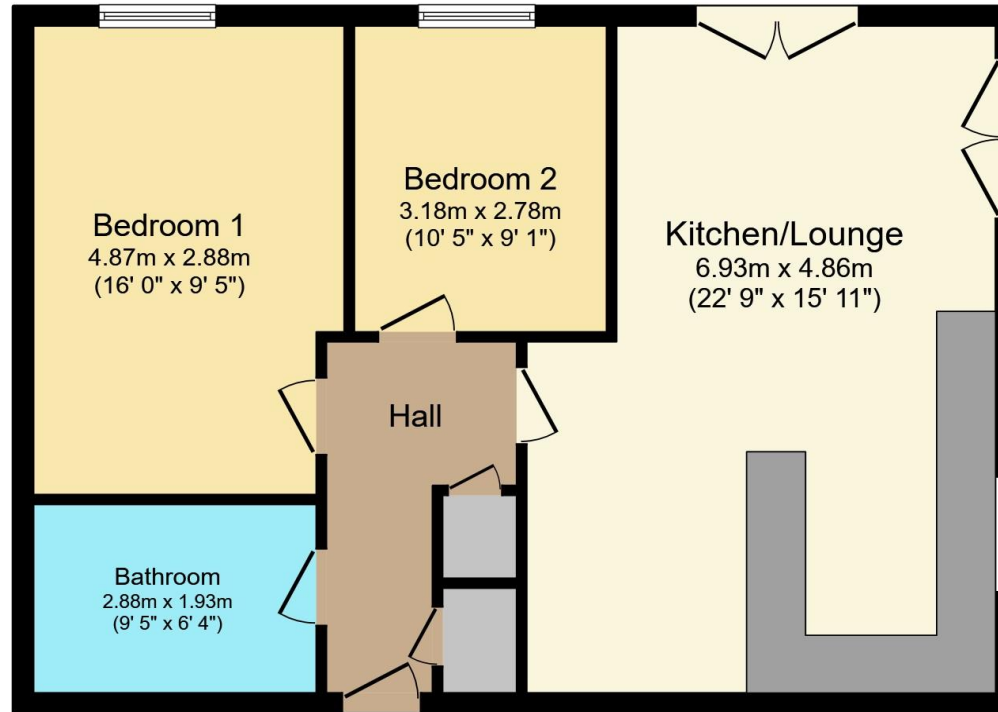
## Bathroom

Full bathroom suite with bath, overhead shower, WC and basin. Good room size for the property type.









Total floor area 67.9 m<sup>2</sup> (730 sq.ft.) approx

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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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