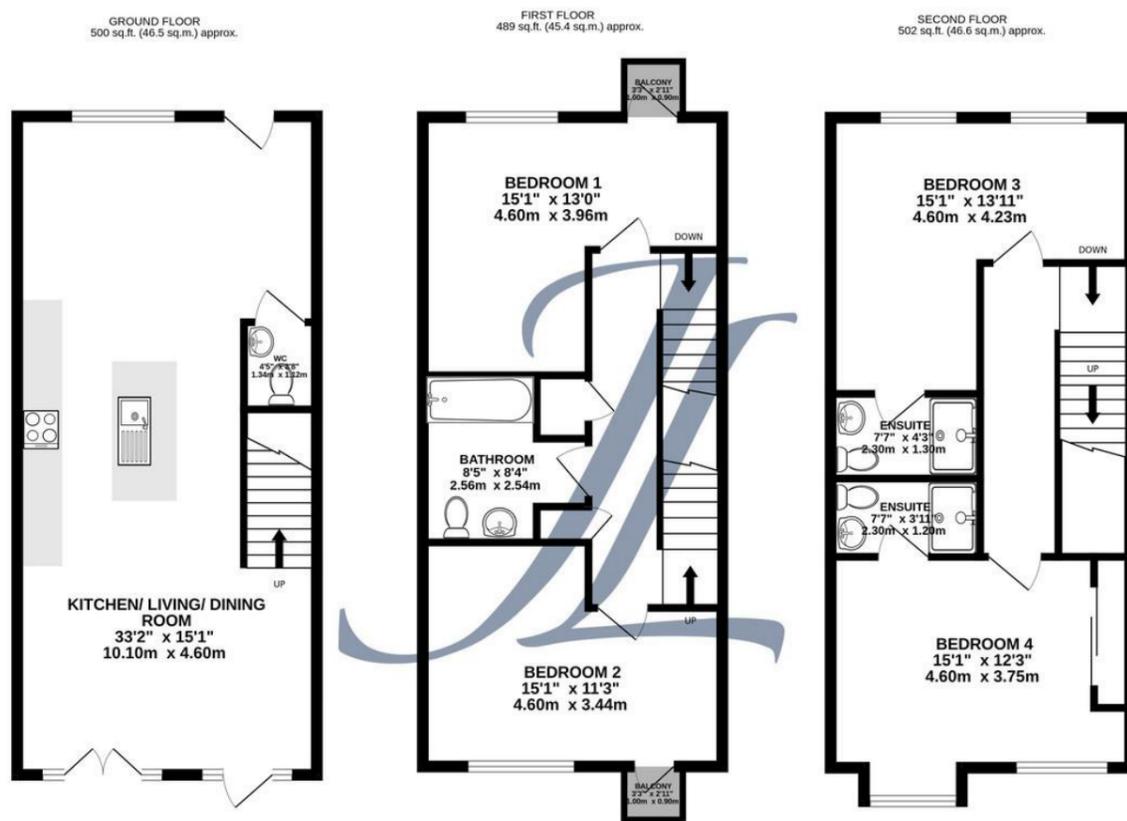




Floor Layout



Total approx. floor area 1,491 sq ft (139 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



South Loop Park

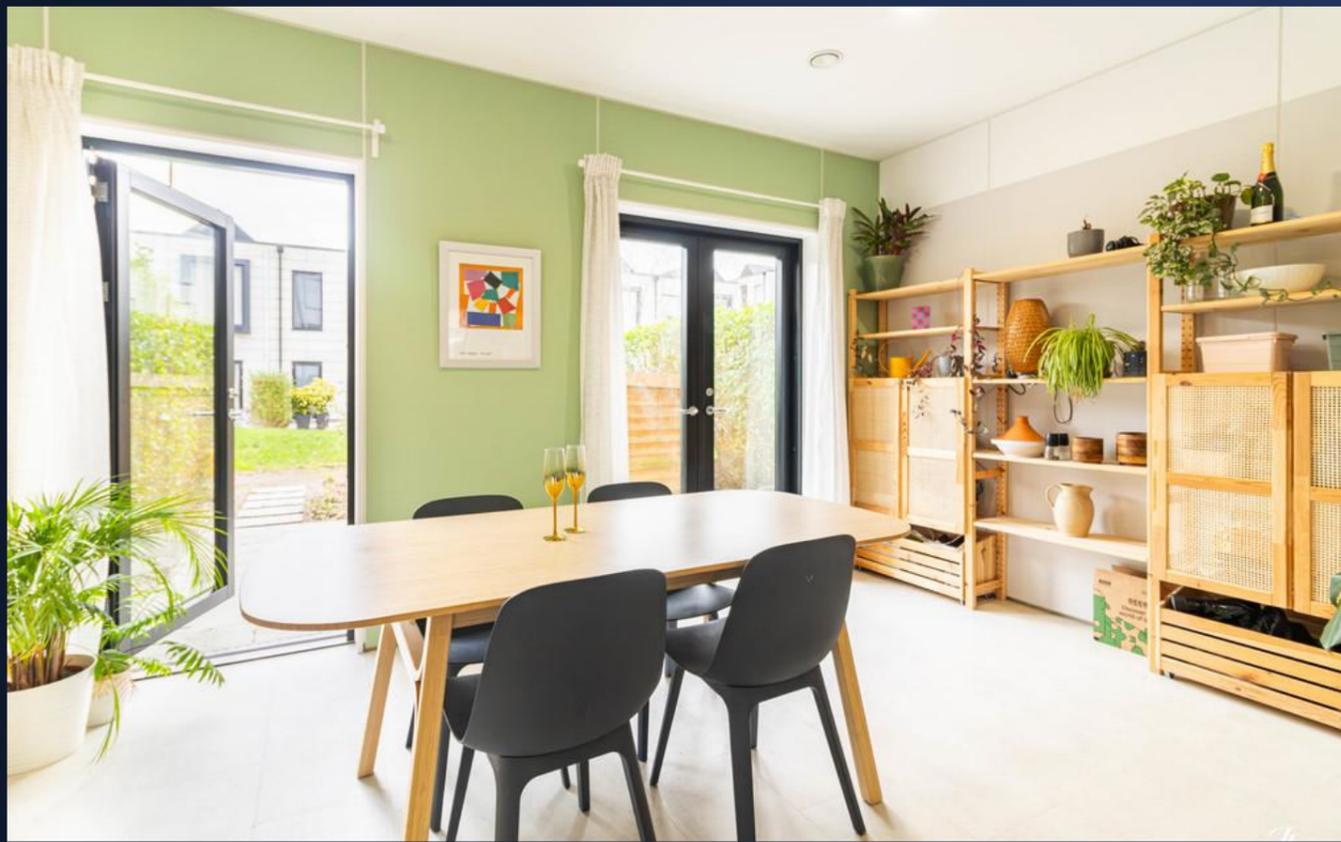
Edgbaston

Birmingham

B16 0AF

Asking Price Of £450,000

- Modern Three Storey Town House
- Four Bedrooms
- Three Bathrooms + WC
- Spacious Open-Plan Living Area



**South Loop Park,
Edgbaston, Birmingham, B16 0AF**
Asking Price Of £450,000



Property Description

DESCRIPTION This beautifully designed four-bedroom contemporary townhouse is located in the highly popular Port Loop development in Edgbaston. Offering stylish and practical accommodation across three floors and approximately 1491 sqft.

The property has been thoughtfully designed with modern living in mind, combining clean architectural lines with bright, open spaces throughout. At the heart of the home is a superb open-plan kitchen, dining and living area located on the ground floor. The kitchen is finished with sleek cabinetry, integrated appliances and generous worktop space, while the adjoining living and dining areas create a relaxed and sociable environment. Large doors open out onto the rear garden, allowing natural light to flood the space and providing an ideal setting for both everyday living and entertaining.

The upper floors provide four well-proportioned bedrooms, arranged to offer flexibility for families, guests or home working. The principal bedroom suite enjoys a spacious layout with extensive fitted wardrobes and a modern en-suite shower room, while a second double bedroom also benefits from its own en-suite facilities. The remaining bedrooms are served by a stylish family bathroom finished with contemporary tiling and fittings.

Each room has been designed to maximise light and space, with large windows, modern flooring and a neutral palette creating a calm and comfortable atmosphere throughout.

Externally, the property enjoys a private rear garden, offering a pleasant outdoor space for relaxation or entertaining while the wider South Loop Park development provides attractive communal landscaping and a distinctive architectural setting.

Altogether, this is a well-balanced modern home that offers generous accommodation, excellent design and a highly convenient location.

LOCATION Port Loop is a unique regeneration development with a community ethos located between the Birmingham Canal Old Line and the Birmingham Canal, on an



island that was once the industrial heart of the city. The tow paths that once served it now provide fantastic direct routes into the city centre, providing easy access to shops, well-reputed schools, and excellent bars and restaurants.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: E

Service Charge: £120 per annum

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



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of this property:**

Call:
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