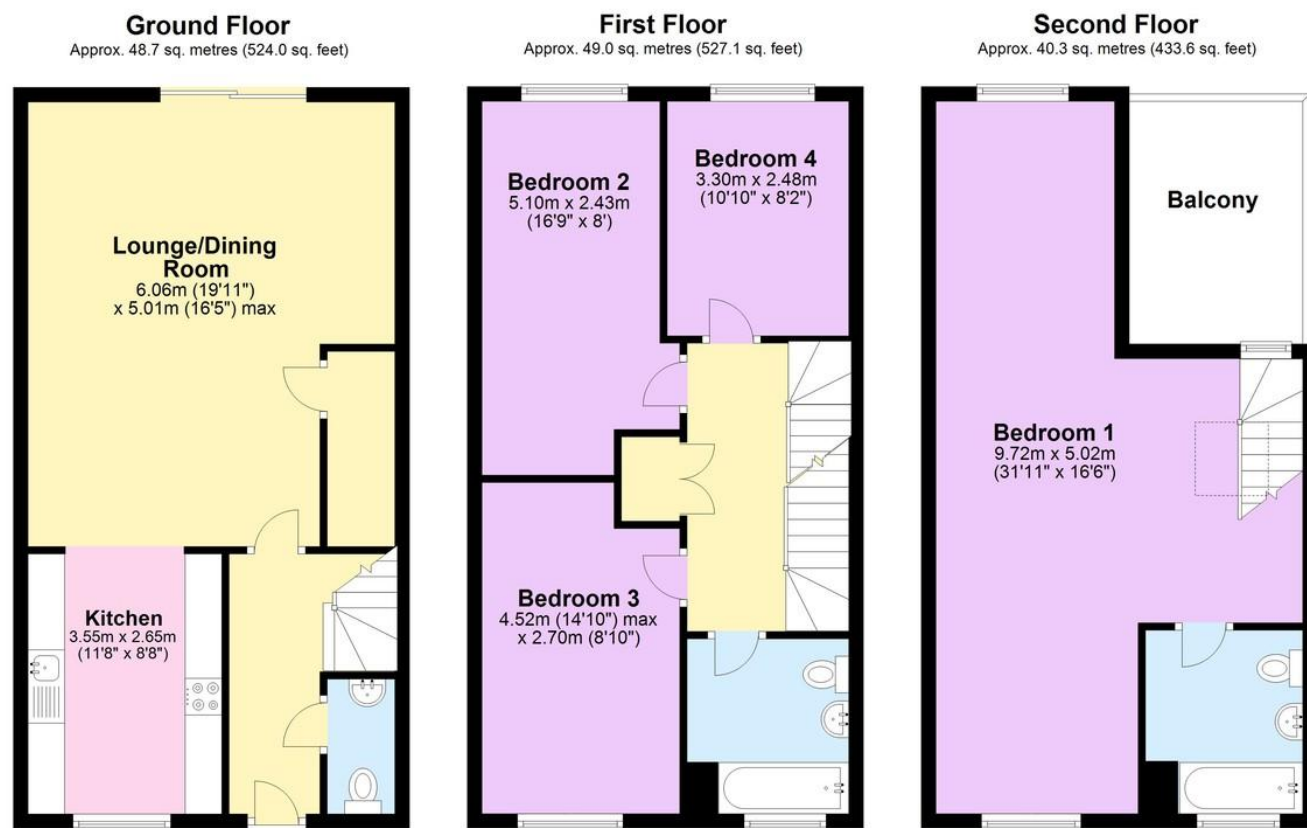




Floor Layout



Total approx. floor area 1,485 sq ft (138 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.



Port Loop

South Loop Square

Edgbaston

B16 0AQ

Asking Price Of **£485,000**

- Four Double Bedrooms
- Master Bedroom With Roof Terrace
- Private Patio Area
- Ensuite Bathroom



Port Loop,
South Loop Square, Edgbaston, B16 0AQ
Asking Price Of £485,000

Property Description

DESCRIPTION This exceptional four-bedroom, brick-built town house is located in the beautifully landscaped new development, Port Loop.

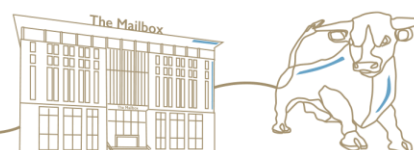
Port Loop is a unique regeneration development with a community ethos located between the Birmingham Canal Old Line and the Birmingham Canal, on an island that was once the industrial heart of the city. The tow paths that once served it now provide fantastic direct routes into the city centre, providing easy access to shops, well-reputed schools, and excellent bars and restaurants.

The property benefits from having a private driveway suitable for two cars, which a rarity in being so close to the City Centre. With it comprising of: - A welcoming entrance hallway connecting a downstairs guest W.C., with a low flush W.C. and hand wash basin. A galley high specification kitchen open to the spacious dining/ living area, providing a lovely airy feel to the property. There are double doors with access to the rear terrace which leads to the charming communal garden.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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



REASSURINGLY LOCAL



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 - D

Estate Charge - £160 per annum.

Ground Maintenance Charge for Communal Gardens - £150 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:

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Email:
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