



15 Warstone Lane

Birmingham

B18 6HP

Asking Price Of **£240,000**

Two Double Bedroom Apartment

Two Bathrooms

Jewellery Quarter Location

Secure Gated Parking



Property Description

DESCRIPTION A superb, Two bedroom, SPACIOUS APARTMENT within the heart of the historic Jewellery Quarter in one of the areas most popular developments-Heritage Court.

This property offers extremely large living space with a larger than most master bedroom and hallway -totaling over 900 square feet - with aspect on to the Communal Grounds, with first level accommodation including spacious living area, separate kitchen, two double bedrooms, en-suite bathroom and a separate shower room, the bonus of ample storage throughout and a large balcony area. A key feature is the secure gated parking space.

Heritage Court itself boasts a concierge service on site, gated underground parking and secure intercom access, all for residents convenience and reassurance, located close to the Golden Square, Jewellery Quarter train and metro stations and of course in the heart of boutiques and independent coffee shops and eateries which make the area so quaint and popular.

Offered with no upward chain

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: Leasehold

Floor Layout



Total approx. floor area 920 sq ft (85 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	84 B



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements