



The Willows

Edgbaston

B12 9QA

Offers In Excess Of **£300,000**

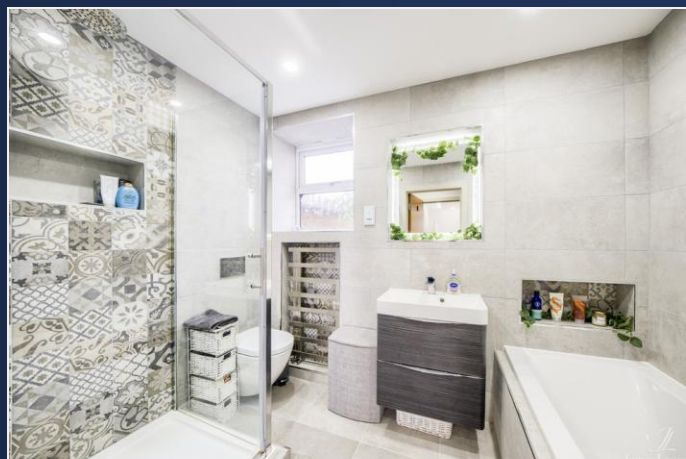
Ground Floor Apartment

Two-Bedroom Apartment

778 Sq. Ft.

Secure, Allocated Parking Space





Property Description

DESCRIPTION Located on the ground floor, offering two double bedrooms, bathroom and en-suite complete open plan kitchen and living areas-the kitchen offers a bespoke designs, whilst living area offer bay windows with front aspect, all bedrooms offer fitted wardrobes (with a special perk in the master bedroom of walk in wardrobe) with individual tiling selections in bathroom and en-suite.

DEVELOPMENT 'The Willows' is an exclusive development of six two bedroom apartments in a much sought after location. The intimate style is completed to an extremely high specification throughout from stunning kitchens and bathrooms through to the fine details of under floor heating. The independent developers have thought of every detail to offer luxury living accommodation, whilst standard features include secure entry systems, tablet video intercom and a gated allocated parking space with each apartment, with further bike store offering convenience also.

LOCATION The location of The Willows is very convenient, on the borders of Moseley and Edgbaston, with Edgbaston Road offering excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a very short walk also.

Leisure facilities are provided with the development adjacent to Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre are opposite the city's first 50m swimming pool at the recently completed Birmingham University complex nearby, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and Symphony Hall, facilities to be proud off.

JAMES LAURENCE ESTATE AGENTS

Tenure: Leasehold

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

Local Authority: Birmingham City Council
Council Tax Band - C

Service Charge - £2,239.33 Per Annum.

Ground Rent - £250.00 Per Annum

Length of Lease - 126 Years Remaining.



Floor Layout



Total approx. floor area 778 sq ft (72 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.

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

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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