



206 Wexler Lofts, 106 Carver Street, Birmingham, B1 3AQ

Guide Price £187,950

Wexler Lofts offers the very best in urban loft living, providing a spacious one-bedroom apartment in a well-established Jewellery Quarter conversion.

- Character One bedroom
- Open Plan Living/Dining/Kitchen Area
- High Specification Finishes
- High Ceilings
- Exposed Brick Walls

EPC Rating- TBC

This 2nd floor character apartment benefits from good natural light from feature windows, high ceilings, exposed brickwork walls, high spec kitchen, quality laminate flooring.

The development benefits from a secure door entry system, lift & concierge and is ideally situated, within short walking distance of the commercial district of the city, New Street Station and all the city's retail and recreational facilities and with easy access to the A38M and M6 road network.

RECEPTION HALL 14' 7" x 5' 6" (4.44m x 1.68m) Laminate wood flooring. Light switch. Dimplex wall heater. Smoke detector Recessed down lighting.

RECEPTION CUPBOARD 1 0' 11" x 3' 3" (0.286m x 1.013m) Offering storage space, fuse box

RECEPTION CUPBOARD 2 0' 11" x 3' 7" (0.299m x 1.113m)

RECEPTION CUPBOARD 3 2' 4" x 2' 6" (0.724m x 0.780m) housing "Megaflo" hot water tank. 'Beko' Washing machine. "Horstmann" Economy 7 heating control box

RECEPTION HALL LEADING TO:

OPEN PLAN LIVING/DINING AREA 17' 9" x 19' 9" (5.422m x 6.031m) Stylish with an Urban loft appearance. High ceiling 10' (3.064m). Exposed wall mounted piping. max Feature double glazed windows with fitted blinds overlooking Carver Street. Exposed feature brick walls. Laminate wood flooring Down lighting. Brush steel wall sockets. 2x Dimplex wall mounted heaters Telephone point. Feature up lighting.

FULLY FITTED KITCHEN Open plan kitchen offering a range of contemporary white high gloss wall & base mounted units with laminate work surface and part tiled splash backs. Concealed "Hotpoint" fridge/freezer. Full size concealed 'CDA' dishwasher. Integrated "Beko" double oven. Ceramic hob and stainless-steel extractor above. Circular stainless-steel sink and with chrome mixer tap and Circular stainless-steel drainer. 4x brushed steel double wall sockets. Recessed down lighting. Laminate Wood Flooring.

MASTER BEDROOM 8' 8" x 11' 4" (2.660m x 3.474m) Benefiting from good natural light from large feature windows. Wall mounted uplighters. Laminate wood flooring. Electric Wall Heater. Exposed brick wall detail. Brush steel wall sockets. Phone line socket. TV aerial socket

BATHROOM 6' 10" x 6' 9" (2.094m x 2.063m) max Matching white bathroom suite. Pedestal wash hand basin with chrome hot & cold mixer tap and fully tiled surrounds. Brush steel shaver socket. Bath with glazed shower door and integrated thermo static shower. Full height tiled surround and chrome hot & cold mixer tap. Recessed wall mounted mirror. WC. Chrome heated towel rail. Recessed down lighting. 'Vent Axia' extractor. Tiled floor.

Fixtures and Fittings

Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be made available by separate negotiation.

Tenure- Leasehold. We are advised by the vendor that there is approx 106 years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £1456 per annum.

Ground Rent- We are advised by the vendor that the current ground rent is approx. £250 per annum.

* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor

Services- Mains Water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. Any information shown in these particulars or accompanying information are for guidance only and should be checked on site. Measurements and distances are approximate and for guidance only. Please note that, where rooms are irregular, only the maximum measurement would be stated.



Contact Details

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EPC to be completed soon

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements and charges are approximate 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/tenants are advised to recheck the measurements and charges with their acting solicitor.