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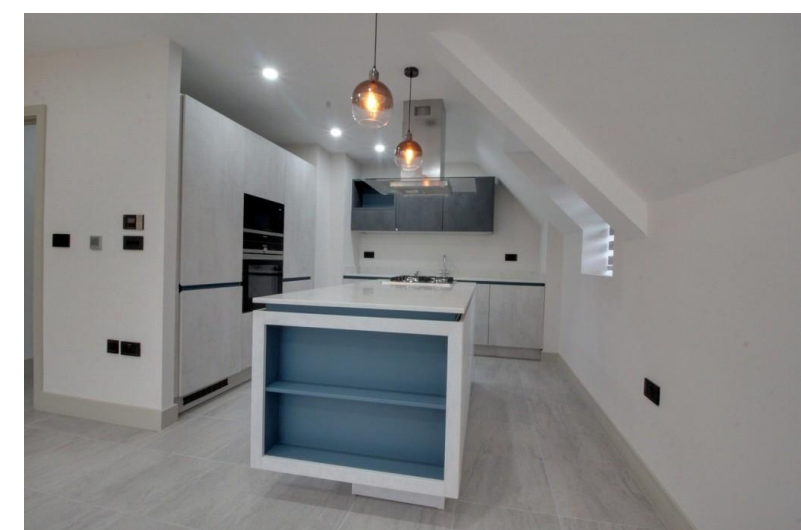
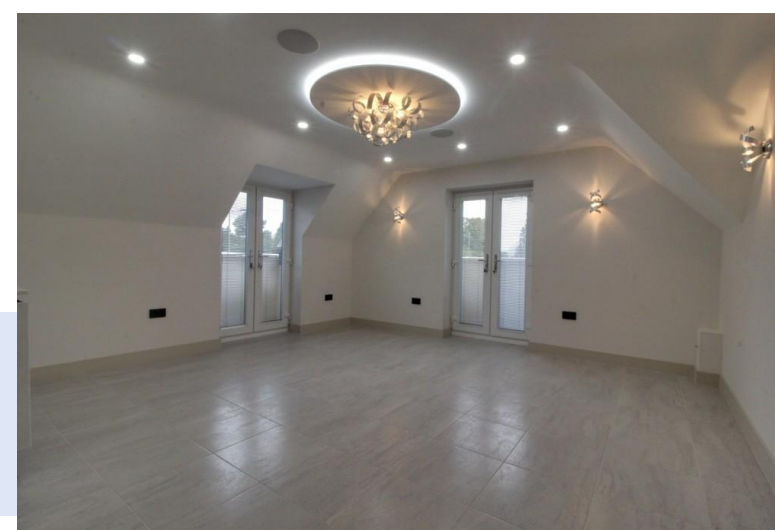


**James Laurence**<sup>TM</sup>  
 Sales and Lettings

**The Willows 110 Edgbaston Road**  
 Birmingham, B12 9QA

- Two bedroom apartment
- Bathroom and en-suite shower room
- Secure gated parking space
- Designed to high specification

**Asking Price Of £315,000**



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## Property Description

### PROPERTY

This penthouse apartment is the jewel in the crown. Offering two double bedrooms, bathroom and en-suite it comes complete with three balconies, one from the master bedroom, with two accessed from open plan kitchen and living area offering open aspect views across the leafy neighbourhood. This kitchen offers a bespoke design incorporating central island/breakfast bar, opening to spacious living area which is the centre piece of this fantastic property.

### DEVELOPMENT

'The Willows' is an exclusive development of six two bedroom apartments in a much sought after location. The intimate style is completed well with 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



apartment, with further bike store offering convenience also.

### SPECIFICATION

#### KITCHEN

- \* 'Leicht' Kitchen and designed by award winning Reflection studios
- \* Stunning islands with Stone Quartz Worktops
- \* Integrated 'Siemens' single oven and microwave above
- \* 'Siemens' four ring gas hob and ceiling extractor
- \* Tall 'Siemens' fridge/freezer
- \* Dishwasher

#### MAIN BATHROOMS

- \* 'Fantini' brassware, fixed rain showers, hand held shower hose and concealed thermostat
- \* Luxury double end baths
- \* Separate shower cubicles
- \* Bespoke coloured slate effect shower trays
- \* Rimless wall hung toilet pan with designer flush plate
- \* 'Keuco' accessories
- \* Backlit vanity mirror
- \* Inset towel rail
- \* 'Porcelanosa' floor and wall tiling

intercom and a gated allocated parking space with each

#### EN-SUITE BATHROOMS

- \* Bespoke slate effect shower trays
- \* 'Dornbracht' shower sets and brassware
- \* 'Toto' rimless wall hung toilet pans
- \* Designer towel rail

#### GENERAL

- \* Fitted wardrobes in each bedroom with Apts 1 and 3 featuring walk in wardrobes
- \* Carefully selected contemporary lighting and wall switches and sockets
- \* Underfloor heating with electronic zoned control
- \* Tablet screen intercom access
- \* Main bedrooms have sleek wardrobes
- \* Flooring included throughout
- \* Designer blinds
- \* Modern contemporary doors
- \* Plumbing for washing machine/dryer in store area

#### AREA

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.

#### DETAILS

Length of lease:	125 years
service charges:	£1,168.17 per annum (service charge breakdowns available)
Ground rent;	£350
10 year building insurance provider is ICW.	
Asking prices:	
Apartment 1	£295,000
Apartment 2	£305,000
Apartment 3	£300,000
Apartment 4	£315,000
Apartment 5	£310,000