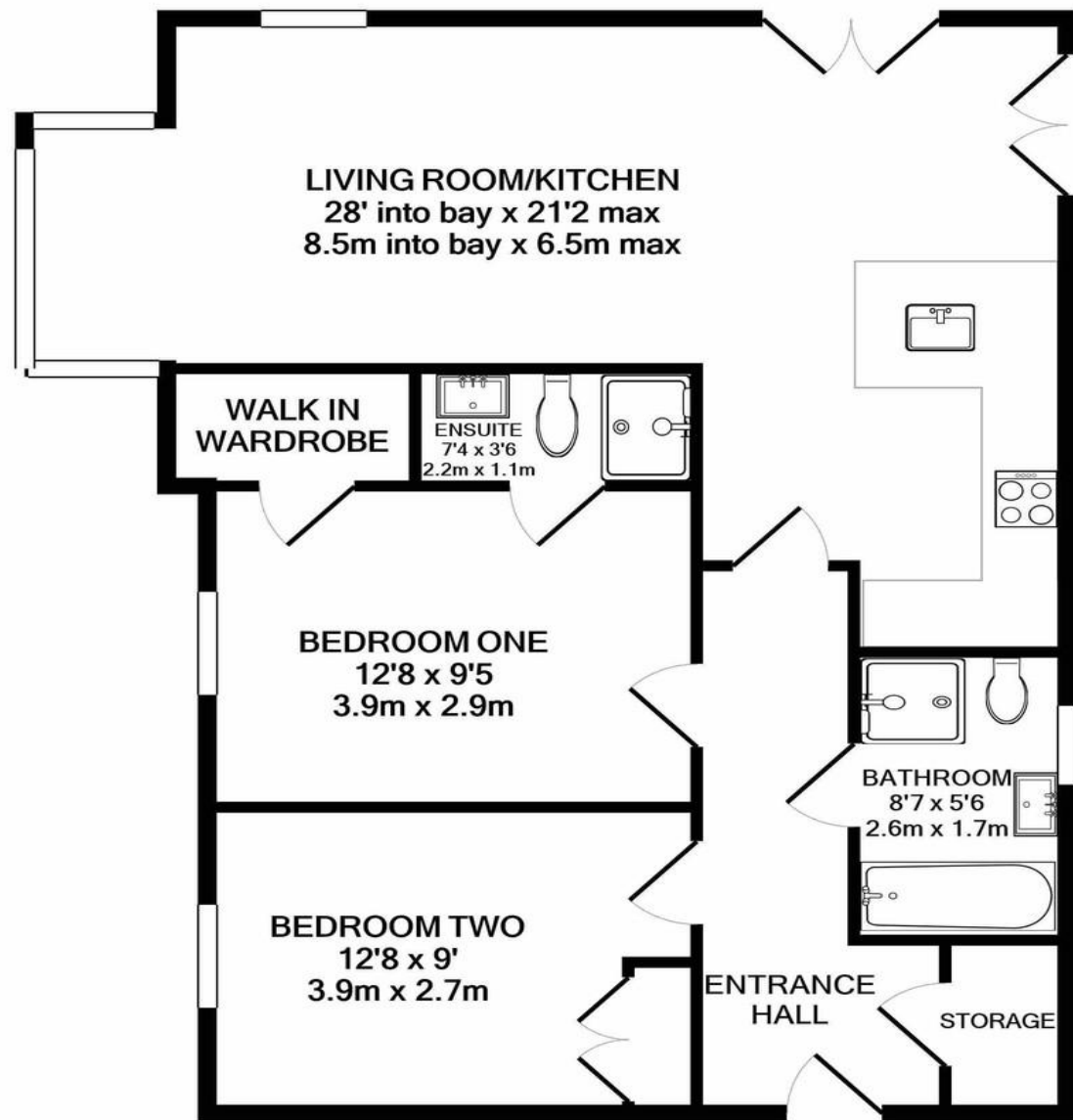


\*floorplan illustration for apartment 1



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

The Willows 110 Edgbaston Road  
Birmingham, B13

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

Prices From £295,000

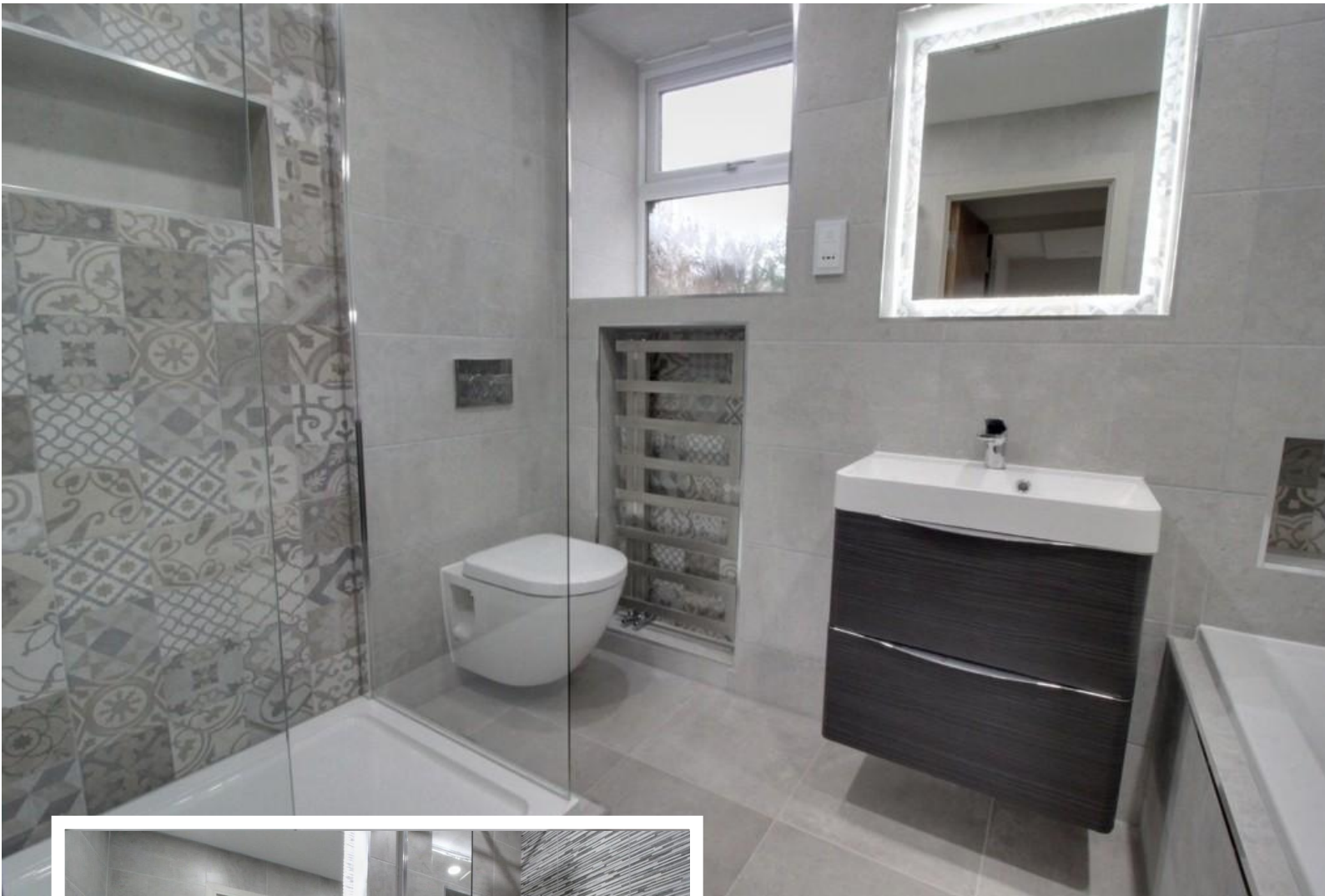
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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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 and 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





## Property Description

### PROPERTY

Two apartments are 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 (and rear patio door release from apartment one), all bedrooms offer fitted wardrobes (with a special perk in apartment one 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.



### 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

#### 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
- \* Modern contemporary doors
- \* Plumbing for washing machine/dryer in store area
- \* Surround sound system in penthouse apartments

### 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  
Apartment 6 £315,000

Reservation fee: £1500

\*all details per property