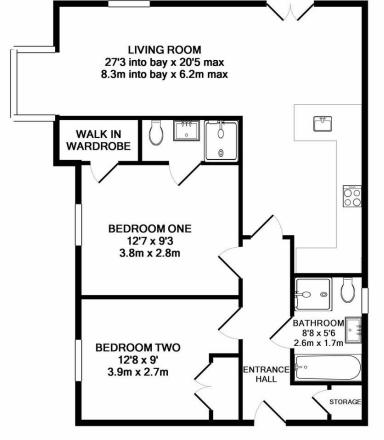
AREA

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)

£350 Ground rent;

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

£1500 Reservation fee:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements all details per property 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 mages and floor plan illustration for Apartment 3 as to their operability or efficiency can be given Made with Metropix ©2019





The Willows 110 Edgbaston Road

Birmingham, B12 9QA

Two bedroom apartments

Bathroom and en-suite shower room

Secure gated parking space

Designed to high specification

First floor apartments from £300,000





www.jameslaurenœuk.com 5 Chad Square edgbaston@jameslaurenœuk.com Hawthorne Road, 0121 4565454 Edgbas ton

Birmingham West Midlands

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

Apt 3, The Willows 110 Edgbaston Road, Birmingham, B12 9QA







Property Description

PROPERTY

First floor apartments starting prices are from only £300,000, each offering two double bedrooms, bathroom and en-suite complete open plan kitchen and living areasthe kitchen offers a bespoke designs, whilst living area offer bay windows with front aspect, all bedrooms offer fitted wardrobes (with a special perkin apartment three 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.

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 'Siemans' fridge/freezer
- * Dishwasher

MAIN BATHROOMS

 $\mbox{*}$ '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
- * 'Dornbrancht' 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 walkin 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
- * Designer fitted blinds
- * Plumbing for washing machine/dryer in store area
- * Surround sound system in penthouse apartments