

LEASEHOLD



Apartment (EPC Rating: 69)

**14 WATERFRONT WALK, BIRMINGHAM,  
B1 1SR**

Asking Price Of

**£599,950**



**Maguire Jackson**  
BIRMINGHAM



# 3 Bedroom Apartment located in Birmingham.

A stunning three bedroom penthouse apartment in the highly sought after Canal Wharf development. Benefiting from open plan living/dining and kitchen, three double bedrooms, two with en-suite, family bathroom and a wrap around balcony with canal views as well as a generously sized terrace. Two secure-allocated parking spaces included. This apartment must be viewed to appreciate the quality of the accommodation on offer.

## Entrance Hallway

5.03m x 4.01m (16'06 x 13'02) Hallway area with doors to all rooms

## Open plan living/dining & kitchen

13.28m x 6.30m (43'07 x 20'08) The well presented large living area has doors leading out to the front balcony over looking the canal as well as doors leading to the private terrace at the rear. The kitchen has a range of wall and base units with work surface over and integrated appliances to include, oven, hob extractor fan, dishwasher, under counter fridge and freezer and washer/dryer.

## Master Bedroom

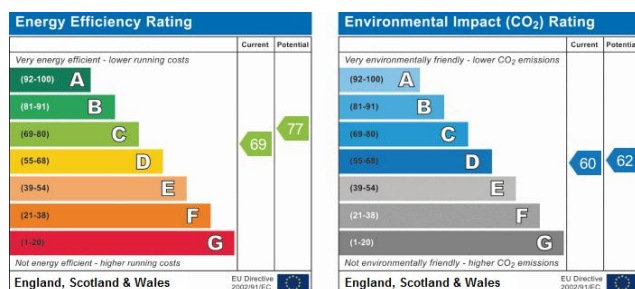
4.70m x 4.67m (15'05 x 15'04) Double Bedroom with access to En-Suite

## En-Suite

Council Tax Band

**BAND G**

## Energy Performance Graph



3.56m x 2.44m (11'08 x 8'00) Suite Compromising Panel bath, low level wc and a freestanding shower cubicle

## Bedroom Two

4.27m x 4.42m (14'00 x 14'06) Double Bedroom with access to en-suite

## En-Suite

2.39m x 1.93m (7'10 x 6'04) Suite compromising low level wc and a shower cubicle

## Bedroom Three

3.28m x 3.02m (10'09 x 9'11) Double bedroom

## Family Bathroom

2.18m x 1.83m (7'02 x 6'00) With white sanitary ware, shower over bath, tiled floor and heated towel rail

## Leasehold

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.