

HADLEIGH

PROPERTY . PERSONALLY

METALWORKS, APARTMENT 102, 92 WARSTONE LANE, JEWELLERY QUARTER,



TWO BEDROOM DUPLEX APARTMENT WITHIN THIS MODERN BLOCK,
LOCATED IN THE TRENDY JEWELLERY QUARTER AREA OF BIRMINGHAM
CITY CENTRE. BENEFITTING FROM UNDERGROUND PARKING, JULIET
BALCONY AND COMMUNAL GROUNDS
EPC RATING D

£265,000

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Location

The Metalworks development was completed in 2016 and is located in the vibrant Jewellery Quarter area of Birmingham. Sitting on the edge of Birmingham's bustling city centre, this urban village is bursting with energy and is steeped in incredible history, being home to over 700 jewellers and independent retailers with a thriving food and drink scene, this really is a fantastic location for people seeking luxury in City Centre living.

Introduction

THE METALWORKS is a modern two bedroom duplex comprises of entrance hall way, downstairs W.C, open plan lounge with a fully fitted kitchen and dining area. A beautiful spiral staircase leads upstairs to the first floor of this duplex where there are two double bedrooms and a separate bathroom. Throughout the property is contemporary finish and include Grey oak effect flooring with matching Grey oak effect doors. There is also a Juliet balcony off the living room and also benefits from secure underground parking

Communal Entrance

Located on Warstone Lane, the building has a communal entrance with security intercom and access to all floors

Entrance Hallway

Accessed via communal hallway, electric panel heater, secure entry phone, spiral staircase and doors into



Living and Dining Area

Double glazed window to rear elevation, Grey oak effect flooring, two ceiling light points, electric panel heater and double glazed patio doors opening onto Juliet balcony



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Kitchen

A range of wall and base units with contrasting work surfaces, stainless sink with drainer, four ring electric hob with single door oven beneath and extractor hood over, integrated fridge freezer and ceiling spotlights



Guest Cloakroom

Porcelanosa tiled walls and floor, vanity unit with wash hand basin and low level wc



First Floor Accommodation

Spiral staircase from entrance hallway to first floor



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Master Bedroom

Double glazed windows to front elevation, carpet flooring, electric panel heater, ceiling light point and mirrored wardrobes



Bedroom Two

Two Velux windows to side elevation, carpet flooring, electric panel heater, and ceiling light point



Family Bathroom

Velux window to rear elevation, panelled bath, low level wc, wash hand basin, Porcelanosa tiling, central heating towel radiator and separate shower cubicle with shower over



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Outside

Well kept communal grounds and underground parking for residents



General information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council

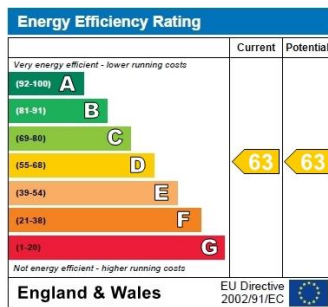
WATER AUTHORITY: Severn Trent Water

TENURE: The agents are advised that the property is leasehold.

Annual service charge TBC

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".