

Horton & Storey



Whitlock Grove, Birmingham.

Asking Price Of **£155,000**

Property Features

- Brilliant first floor apartment
- Two doubles bedrooms
- Large corner balcony
- Kitchen/Diner
- Allocated parking space
- Ideal for first time buyers
- En-suite to master bedroom
- Great transport links
- Secure entry system
- Built in 2011 by Lovell Homes

Full Description

LOCATION

Conveniently placed off the Alcester Road South, The Edge is on the residential south side of Birmingham, and ringed by the M42, offering convenient links to the M5 and M40. Yardley Wood railway station is just a mile away, and you're only four miles from Solihull and six from Birmingham's thriving centre or its International Airport.

APPROACH

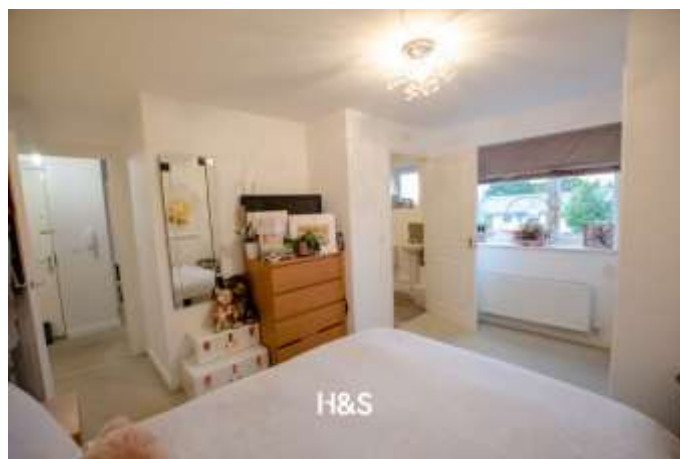
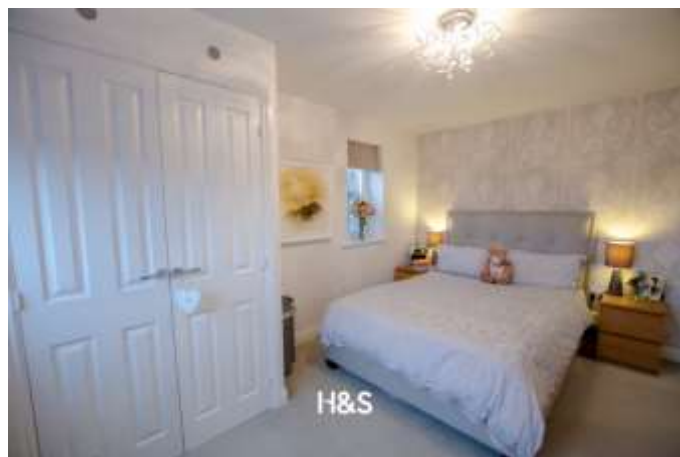
The allocated parking space is located directly outside the communal front door. There is a secure entry system with stairs leading to the first floor.

ENTRANCE HALL

The hallway offers the intercom system, doors to accommodation and doors to storage cupboard.

LOUNGE/DINER 17' 0" x 12' 2" (5.18m x 3.71m)

This area is great for spending time with family and friends, it has a double glazed window to the side elevation, double glazed doors onto the balcony and a wall mounted central heating radiator. This area has lots of natural light due to the orientation of the property.



KITCHEN 8' 5" x 6' 1" (2.57m x 1.85m)

The kitchen has roll top work surfaces with tiling to splash prone areas. There is an integrated four ring hob with extractor over, oven and a recess for fridge/freezer. There is a stainless steel sink with mixer tap and drainer. The area flows from the dining area making it open plan and very sociable.

MASTER BEDROOM 13' 6" x 10' 7" (4.11m x 3.23m)

The master bedroom has a wall mounted central heating radiator, two double glazed windows letting in more natural light, a built in wardrobe and door to;



ENSUITE SHOWER ROOM 8' 5" x 5' 0" (2.57m x 1.52m)

The suite comprises of a low level w.c., pedestal sink with mixer tap, obscure double glazed window and a walk in shower cubicle. There is tiling to splash prone areas and tiling to floor.



BEDROOM TWO 10' 11" x 9' 4" (3.33m x 2.84m)

This a good size double bedroom with wall mounted central heating radiator and double glazed window to the rear elevation.

BATHROOM

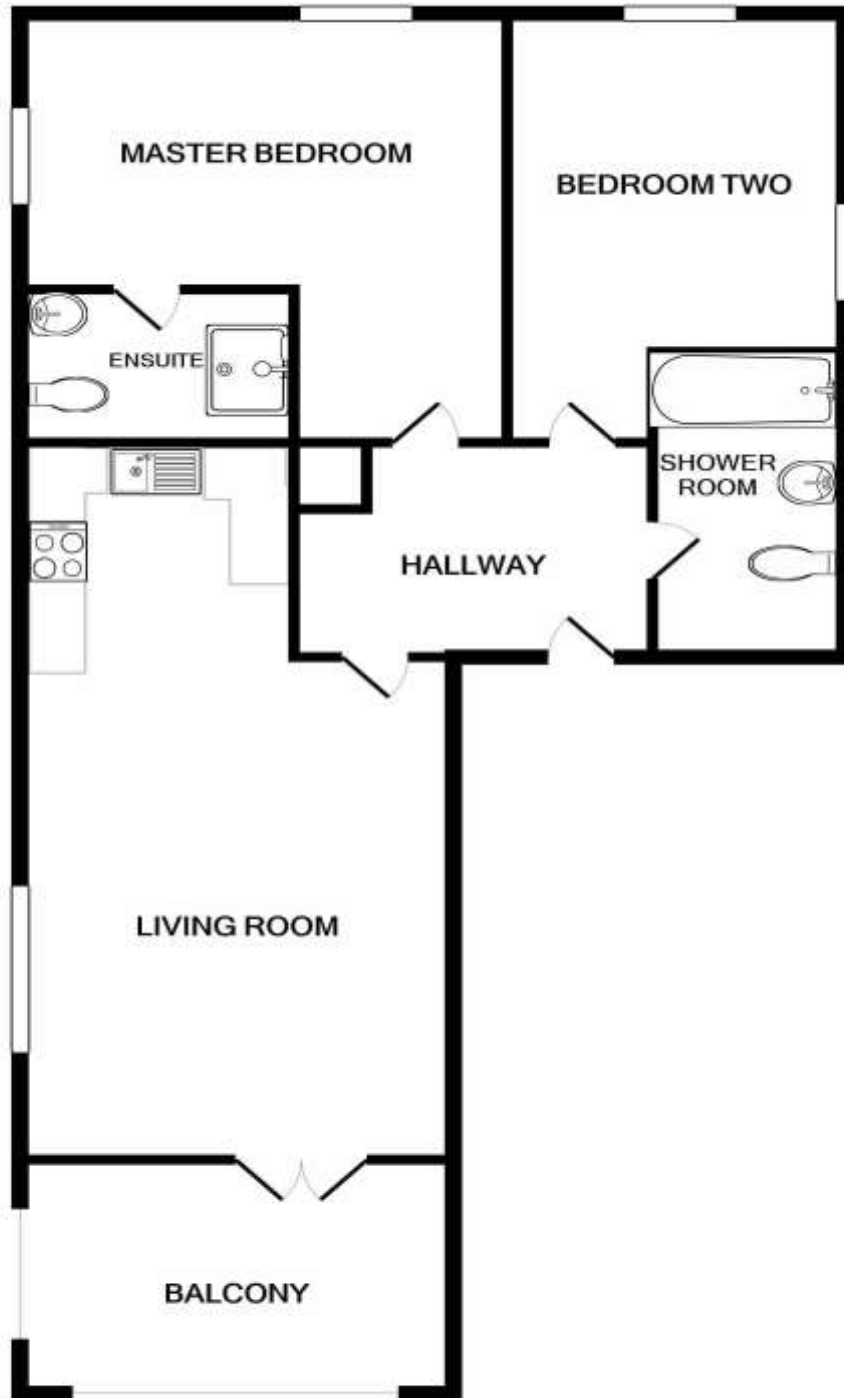
The suite comprises of a panel bath, pedestal sink, low level w.c. and extractor.



THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.





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 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

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