



£198,000

Warstone Lane, Birmingham

Apartment | 2 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- LARGE PRIVATE BALCONY
- SPACIOUS OPEN-PLAN LIVING AREA
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- SECURE DEVELOPMENT WITH LIFT ACCESS
- CITY CENTRE LOCATION
- CONCIERGE SERVICE & SECURE ALLOCATED BASEMENT PARKING BAY
- IDEAL FIRST TIME BUY OR INVESTMENT

## Property Description

STUNNING TWO BEDROOM APARTMENT WITH LARGE PRIVATE BALCONY IN A SOUGHT-AFTER CITY CENTRE DEVELOPMENT

A beautifully presented and spacious two-bedroom apartment situated within a modern and secure city centre development. Offering a bright open-plan living/dining area, contemporary fitted kitchen, private balcony, master bedroom with en-suite, and excellent built-in storage throughout, this superb apartment is ideal for professionals, first-time buyers, or investors seeking stylish urban living.

## Main Particulars

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**Entrance Hallway** - A welcoming and spacious hallway providing access to all principal rooms. Finished with modern flooring and neutral décor, with additional storage cupboards adding practicality.

**Living / Dining Room** - 5.98m x 3.56m (19'7" x 11'8") - A superbly sized open-plan living and dining space flooded with natural light from the large glazed balcony doors and window. The room offers ample space for lounge furniture and a dining area, creating an excellent social and entertaining environment. Direct access leads onto the impressive private balcony.

**Balcony** - 2.48m x 3.59m (8'1" x 11'9") - A generous covered balcony providing an excellent outdoor seating area with elevated views across the development and city skyline. Perfect for morning coffee, dining, or relaxing outdoors.

**Kitchen** - 3.23m x 2.21m (10'7" x 7'3") - A stylish modern fitted kitchen featuring a range of gloss wall and base units, wood-effect work surfaces, integrated oven and hob with extractor hood, stainless steel sink unit, tiled splashbacks, and space for appliances. Cleverly designed to maximise storage and functionality.

**Main Bedroom** - 3.34m x 5.12m (10'11" x 16'9") - An exceptionally spacious double bedroom featuring large windows, fitted wardrobes, and ample room for additional bedroom furniture. A bright and peaceful room complemented by access to a modern en-suite shower room.

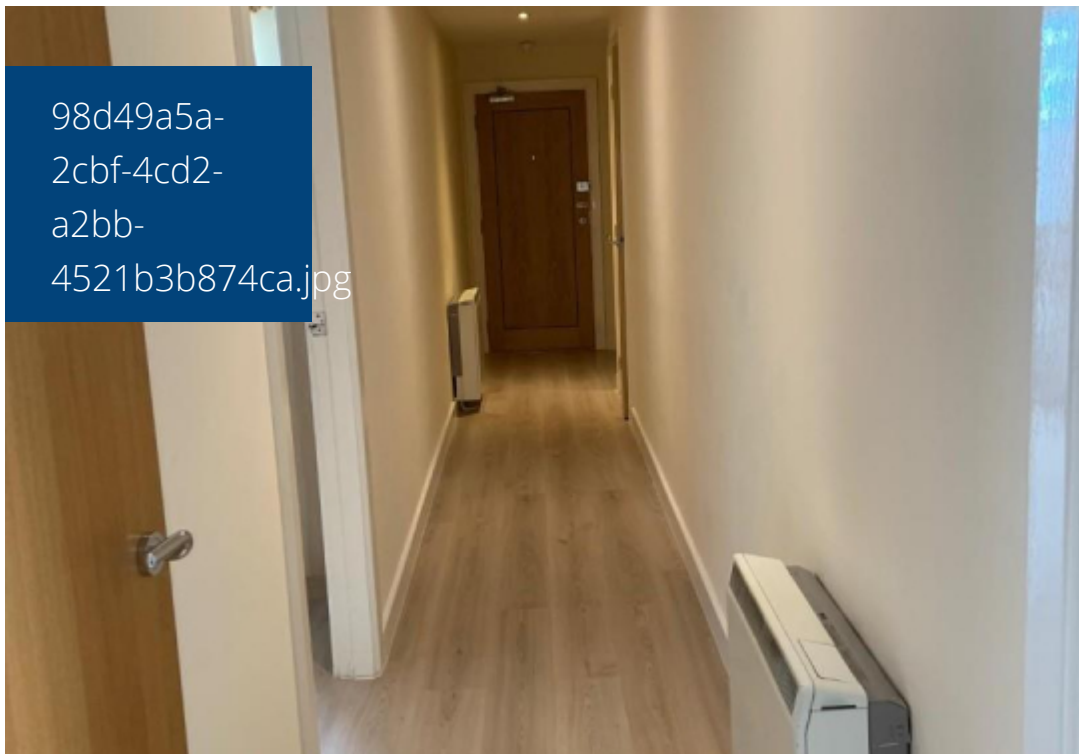
**En-Suite Shower Room** - 1.68m x 1.57m (5'6" x 5'1") - Contemporary en-suite fitted with a shower enclosure, WC, wash hand basin with vanity storage, heated towel rail, and stylish tiling throughout.

**Bedroom Two** - 4.28m x 2.57m (14'0" x 8'5") - A well-proportioned second double bedroom ideal for guests, sharers, or home office use. Bright and versatile with neutral décor.

**Bathroom** - 1.73m x 1.59m (5'8" x 5'2") - A modern family bathroom comprising bath with shower attachment, WC, wash hand basin, vanity storage, heated towel rail, and contemporary tiled finishes.

For further information or to arrange a viewing, please contact us today.

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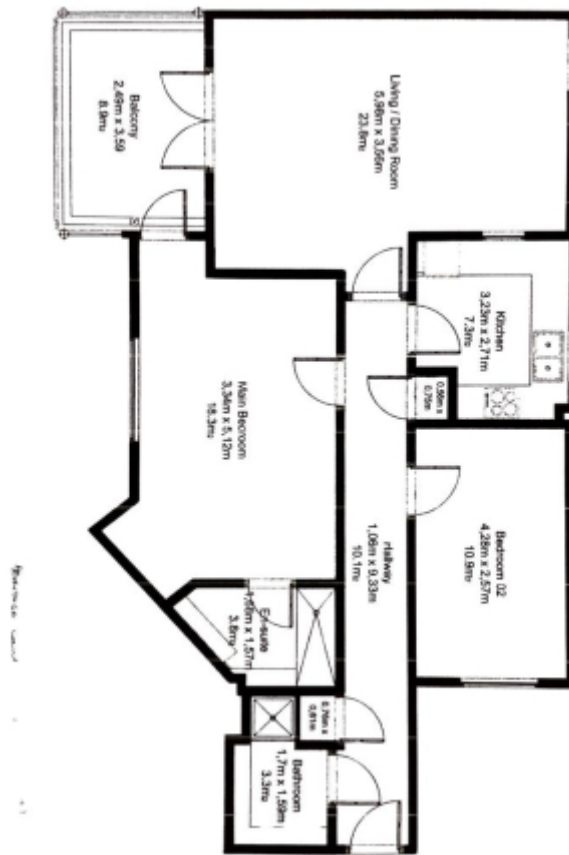


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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