ENGLANDS

43 South Loop Park

Birmingham, B16 0AF

£475,000

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PROPERTY DESCRIPTION

Excellent canal-side end town house set over three floors briefly comprises superb open plan living/dining/kitchen, ground floor WC, four bedrooms, two with ensuite shower rooms, family bathroom, rear patio and two balconies. Built in 2019, this sustainably built home has some innovative features including Nuaire ventilation system which maintains adequate indoor air quality, intelligent lighting and sprinkler system. It also has the benefit of the remaining NHBC guarantee.

Port Loop is an ambitious new 43-acre island community 15 minutes from Birmingham city centre. Circled by a kilometre of historic canal, Port Loop is now an established community just 15 minutes' walk from the city centre. Proud winners of Best regeneration initiative at Housebuilder Awards and Placemaking Project of the Year at Midlands Business Insider Residential Awards 2020.

Viewing is highly recommended in order to fully appreciate the location and accommodation.

Tel: 01214271974

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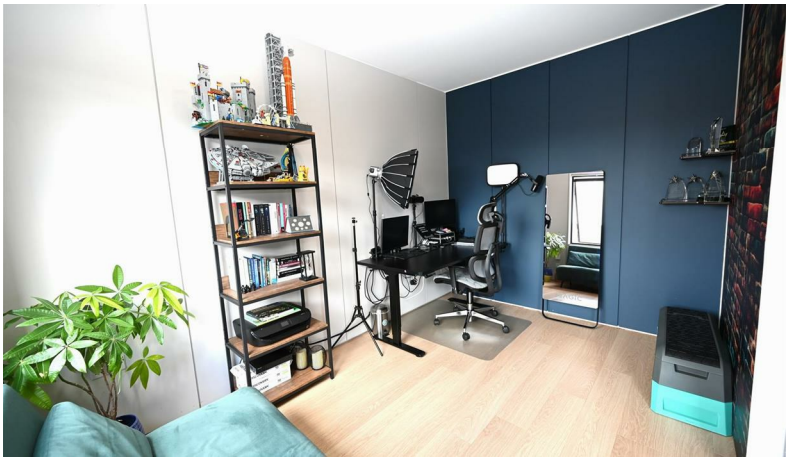

SPLENDID OPEN PLAN LIVING/DINING/KITCHEN
10.15 max x 4.69 max (33'3" max x 15'4" max)
Having wood-style flooring, large UPVC double glazed window to the front elevation, two wall-mounted electric heaters and a range of fitted storage cupboards. Kitchen having a range of matching wall and base units, island with integrated storage and pop-up power socket, composite work surfaces with built-in drainer, one and a half bowl inset stainless steel sink with mixer tap over. Integrated appliances include Indesit dishwasher, Indesit induction hob, electric oven, fridge and freezer.
UPVC double glazed door opening out onto rear terrace overlooking the canal. Further UPVC double doors.

GROUND FLOOR WC
Having wood-style flooring, low flush WC with concealed cistern, wall-mounted wash basin with mixer tap over, wall-mounted mirror cabinet housing electrical controls, ceiling light point and extractor fan.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having ceiling light points, cupboard having plumbing and space for washing machine and the Nuaire air exchange system. Further cupboard containing the water tank.

BEDROOM TWO - REAR
4.69 max x 3.83 max (15'4" max x 12'6" max)
Wood-style flooring, ceiling spotlights, large UPVC double glazed window to the front, plus UPVC double glazed door onto balcony, wall-mounted electric heater, fitted cupboard with desk unit and overhead cupboards.

BEDROOM THREE - FRONT
4.69 max x 3.83 max (15'4" max x 12'6" max)
Having wood-style flooring, ceiling spotlights, large UPVC double glazed window to the front, plus UPVC double glazed door onto balcony, wall-mounted electric heater, fitted cupboard with desk unit and overhead cupboards.

BATHROOM
Having panelled bath, with side screen, mixer tap over and wall-mounted shower, wall-mounted wash basin with mixer tap over, low flush WC with concealed cistern, vertical radiator, double glazed window with obscured glazing and full complementary tiling to floor and walls. Also built-in vanity unit having overhead storage cupboards with integrated lighting.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING
Having ceiling light points.

PRINCIPAL BEDROOM - REAR
4.69 max x 3.22 max (15'4" max x 10'6" max)
Having two full height UPVC double glazed windows overlooking the canal, wood-style flooring, ceiling light point, wall-mounted electric heater, a range of fitted wardrobes, drawers and dressing table and door through to:

ENSUITE
Having shower cubicle, low flush WC with concealed cistern, wall-mounted wash basin with mixer tap over, vertical radiator, tiled floor, vanity storage unit with mirror and overhead cupboards, ceiling light point and extractor fan.

BEDROOM FOUR
4.7 max x 3.83 max (15'5" max x 12'6" max)
Having one full height UPVC double glazed window overlooking the front plus further window, wall- mounted electric heater, two ceiling light points, fitted desk with storage and shelving,

ENSUITE
Having shower cubicle, tiled floor and walls, low flush WC with concealed cistern, wall-mounted wash handbasin with mixer tap over, vertical radiator, ceiling light point and extractor fan. Vanity unit with mirror and built-in overhead cupboards with integrated lighting.

OUTSIDE
Rear - South facing patio overlooking the canal.
Front - one allocated parking space.

ADDITIONAL INFORMATION
TENURE: FREEHOLD. There is an annual service charge payable currently amounting to £400.00
COUNCIL TAX BAND: E

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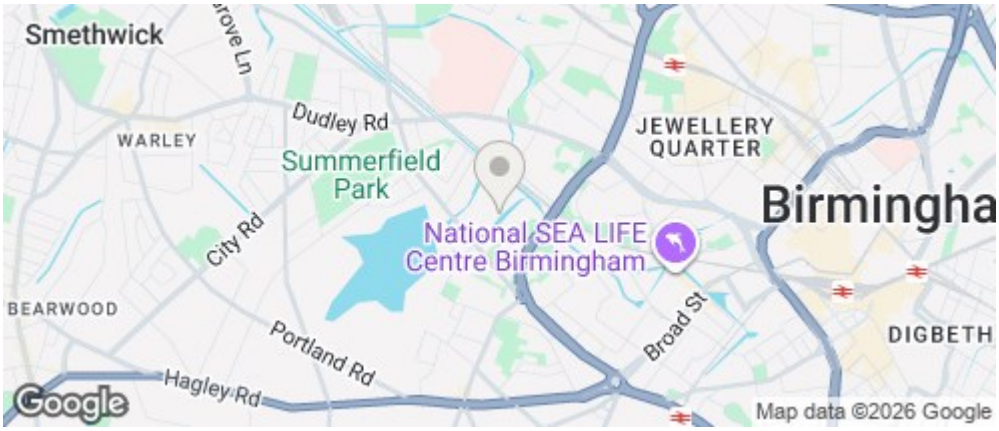
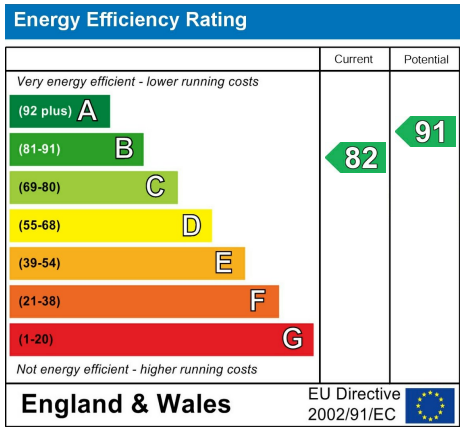
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

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Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

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Misrepresentation Act 1967

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146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.