



Floor Layout



Total approx. floor area 1,732 sq ft (161 sq m)

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. Made with Metropix ©2019.

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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 and 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

James Laurence



REASSURINGLY LOCAL



The Tower Penthouse, Highcroft Hall

Highcroft Road

B23 6GS

Offers Invited **£490,000**

- Triplex Penthouse Apartment
- Stunning Skyline Views
- 1732 Sq. Ft.
- Secure & Allocated Parking



The Tower Penthouse, Highcroft Hall,
Highcroft Road, Birmingham, B23 6GS
Offers Invited £490,000

Property Description

DESCRIPTION The Tower Penthouse presents an outstanding opportunity for the discerning purchaser to acquire a unique three-bedroom penthouse with a range of exclusive features, including private access from the lift directly into your apartment.

What could be better than relaxing on one of your private penthouse terraces on a warm summer's evening? Or watching Birmingham's stunning skyline twinkling in the dark from the huge double height arched windows in your lounge?

Situated in the historical Highcroft Hall, this grand, spacious apartment in Erdington is a blend of quality craftsmanship from a bygone age and the stylish luxuries of modern living. Accessed by your own private lift this unique characterful property offers accommodation over three floors including a large, private, welcoming reception hall, three double bedrooms with the master bedroom having a balcony and large en-suite, a spacious lounge area which leads to a fully fitted integrated kitchen, and a large open plan top floor room offering panoramic views across the city.

Outside you have an allocated parking space in a secure gated car park and well maintained fenced and gated grounds.

This apartment is located near the A38, M5/M6 and is a stone's throw from convenient transport links, so is suitable for commuters as well as city workers and local professionals who want a home with the wow factor.

ENTRANCE HALLWAY

PRIVATE BALCONY 8' 0" x 7' 4" (2.44m x 2.24m)

MASTER BEDROOM 18' 6" x 12' 2" (5.64m x 3.71m)



EN-SUITE SHOWER ROOM 13' 2" x 7' 0" (4.01m x 2.13m)

PRIVATE BALCONY 8' 1" x 7' 4" (2.46m x 2.24m)

HALLWAY

SECOND GUEST BEDROOM 15' 8" x 9' 4" (4.78m x 2.84m)

THIRD GUEST BEDROOM 15' 8" x 9' 4" (4.78m x 2.84m)

FAMILY BATHROOM

STAIRS LEADING TO FIRST FLOOR

PRIVATE BALCONY

OPEN PLAN LIVING & KITCHEN AREA 20' 10" x 18' 8" (6.35m x 5.69m)

PRIVATE BALCONY

STAIRS LEADING TO SECOND FLOOR

LIVING ROOM 20' 10" x 18' 8" (6.35m x 5.69m)

PARKING The property boasts one secure and allocated parking space.

AREA Local shops can be found just a short walk away in Erdington and just a short drive away is Boldmere which has become a real hub of activity, offering a pavement cafe culture with numerous independent shops & restaurants. Birmingham city centre is around 5 miles away and is home to the renowned Bull Ring Shopping Centre and many popular bars and eateries. Erdington Rail Station is less than 1 miles away & offers great commuter access to both Birmingham and Lichfield City Centres. The property is also well located for access to the M6, M42, M5 and A38.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Share of Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council

Council Tax Band - G
Service Charge - £4,216
Ground Rent - £150
Length of Lease - 985 Years Remaining

To book a viewing
of this property:

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