

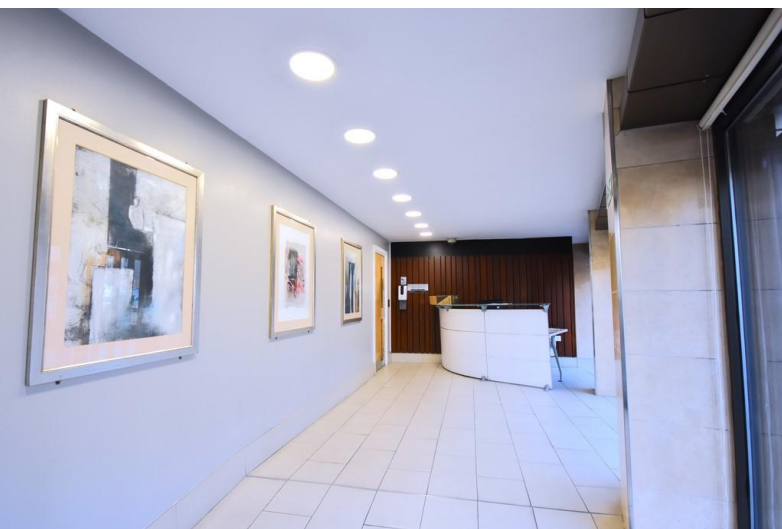


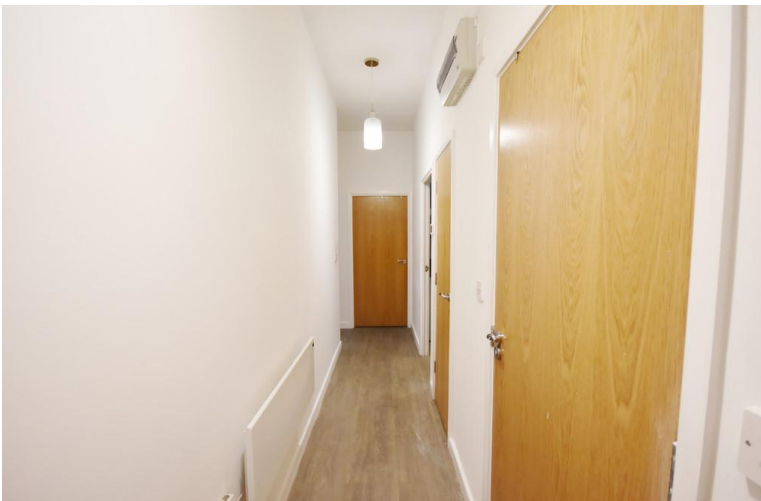
Suffolk Street, Queensway
City Centre
Birmingham
B1 1LS

- Central Birmingham Location
- Turn-Key & Modern Finish
- Strong Rental Potential - £900+ PCM
- No chain

£155,000

EPC Rating '81'





Property Description

THE PROPERTY:

This beautifully presented one-bedroom apartment in central Birmingham offers modern city living at its finest. Located in the highly sought-after Westside One development (B1), this bright, clean, and contemporary first-floor property is a fantastic opportunity for students, professionals, first-time buyers, or investors. Completed in 2004, Westside One is a stylish block of flats just a one- to two-minute walk from Birmingham New Street station and the Bullring, placing you right in the heart of the city's vibrant lifestyle and transport network.

The apartment features a welcoming entrance hall way leading to separate living accommodation, a spacious double bedroom, and a sleek, modern bathroom. Residents also benefit from a ground floor concierge service, adding convenience and security to everyday living. Offered with ****no onward chain**** and ****vacant possession****, this turn-key property is ready to move into or rent out immediately. Investors can expect rental returns in the region of ****£900+ PCM****, making this a smart addition to



any portfolio in one of Birmingham's most connected and desirable locations.

RECEPTION ROOM

13' 5" x 14' 1" (4.1m x 4.3m)

BEDROOM

11' 1" x 10' 5" (3.4m x 3.2m)

KITCHEN

7' 10" x 9' 6" (2.4m x 2.9m)

BATHROOM

7' 10" x 5' 10" (2.4m x 1.8m)

INFO:

Council Tax Band: 'E'

Local Authority: Birmingham City Council

EPC Rating: 'B'

Tenure: Leasehold

125 years from 2002. (103 remaining)

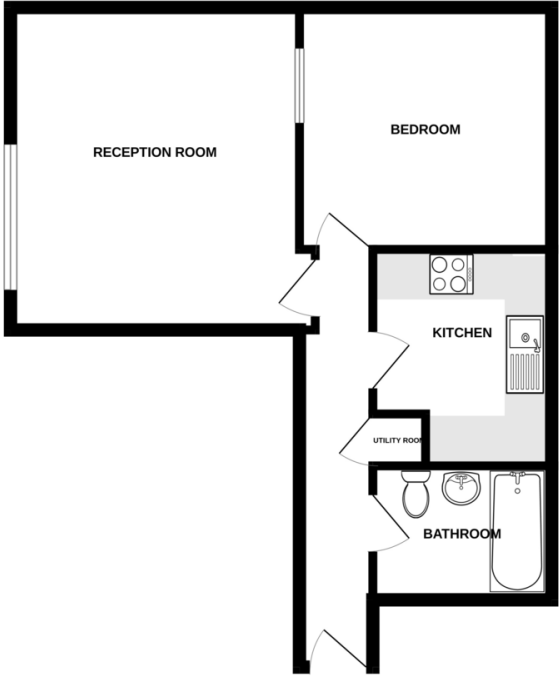
Service Charge: £1900 p.a (approx)

Ground Rent: £150 p.a (approx)

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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