



**Connells**

Carisbrooke House Culmington Road

# Carisbrooke House Culmington Road B31 4JL

for sale  
£90,000



## Property Description

Located within easy reach of shops, parks, and public transport, this apartment provides both comfort and convenience in a popular residential area.

Perfect for first-time buyers, investors, or anyone seeking a spacious apartment in a well-connected Birmingham location.

## Entrance Hallway

Electric wall mounted heater, ceiling light point, storage cupboards.

## Lounge

14' 4" x 11' 1" ( 4.37m x 3.38m )

Ceiling light point, laminated flooring, wall mounted electric heater, door and window onto balcony.

## Kitchen

10' 8" x 6' 2" ( 3.25m x 1.88m )

Matching wall and base units, sink with drainer, gas cooker point, window to side, tiled floor.

## Bedroom One

11' 8" x 9' 5" ( 3.56m x 2.87m )

Laminated flooring, ceiling light point, window.

## Bedroom Two

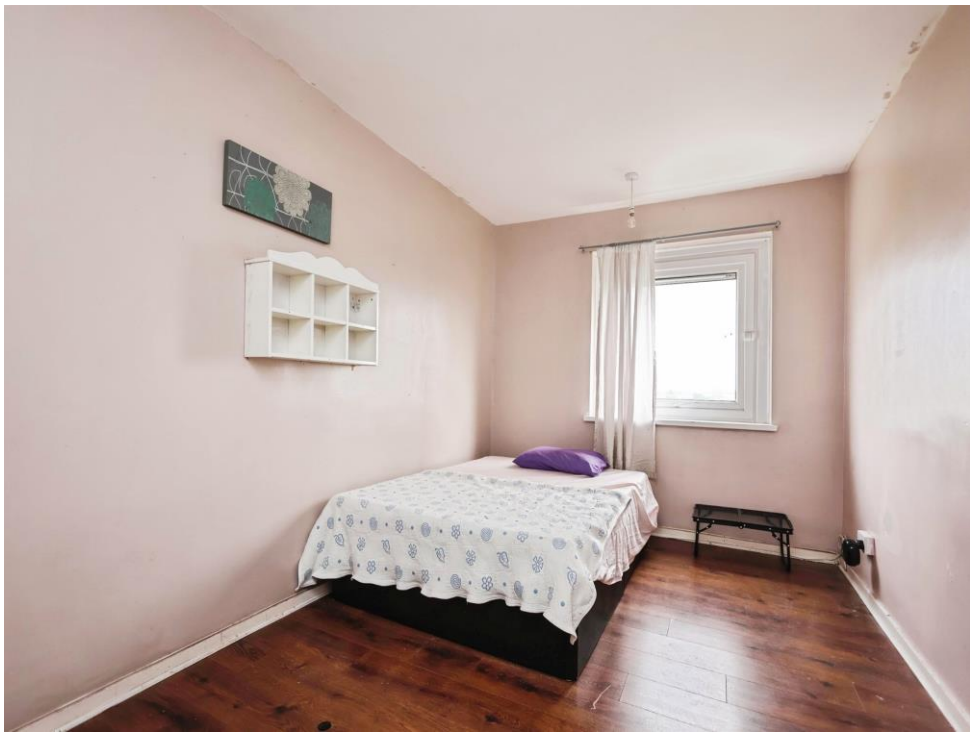
14' 7" x 8' 8" ( 4.45m x 2.64m )

Laminated flooring, ceiling light point, window.

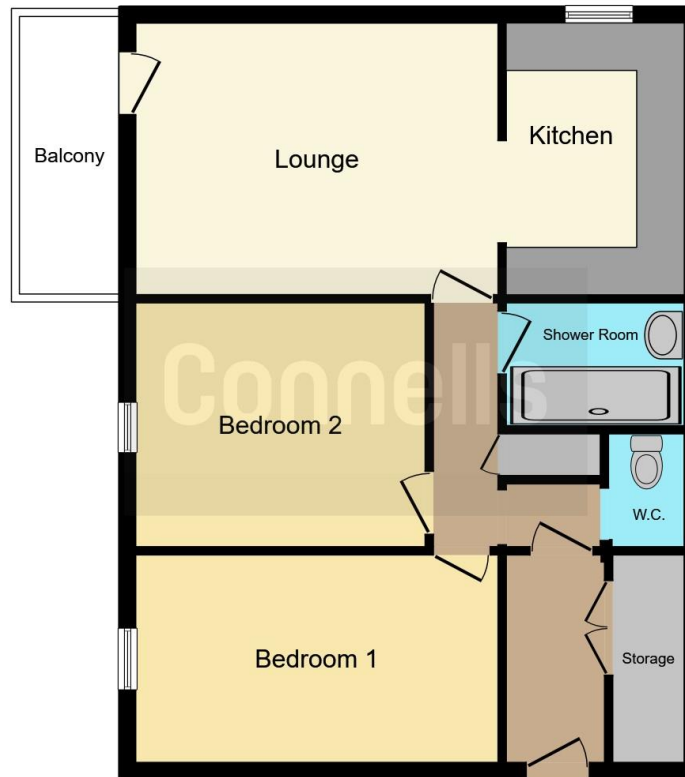
## Shower Room

Walk-in shower, hand wash basin, ceiling light point - separate w.c.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 1200.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO310490](http://connells.co.uk/Property/HBO310490)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Nov 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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