



Connells

Hospital Street
Birmingham



Property Description

A well presented 2 double bedroom first floor dual aspect flat located with easy access to main road and rail links to Birmingham City centre and Grand Central Station. Offered with NO UPWARD CHAIN. Having superb views over Birmingham. Benefiting from secure entry intercom to the apartment block. The private accommodation comprises T shaped hallway, dual aspect Lounge, modern fitted kitchen with some built in appliances, 2 good sized bedrooms and a refitted bathroom with shower over the bath. Having allocated parking space and communal gardens. Ideal first time or buy to let purchase.

Communal Hallway

Having secure entry intercom system to wall. Stairs to the first floor landing. Private door to the property.

Hallway

Being a T-shaped hallway with doors to two built in storage cupboards and laminate flooring. Doors to the lounge, kitchen, 2 bedrooms and the bathroom.

Lounge

16' x 10' 6" (4.88m x 3.20m)

A pleasant and bright dual aspect Lounge with excellent views over Birmingham. Having double glazed window to the front and two double glazed windows to the side. TV aerial point, telephone point, laminate flooring and electric heater to wall.

Modern Fitted Kitchen

10' 9" x 7' 2" (3.28m x 2.18m)

A modern fitted kitchen having fitted base units with work surfaces over and fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric oven and hob with cooker and extractor fan, space and plumbing for a washing machine, space for a fridge freezer and electric heater to wall. Space for a small breakfast table.

Bedroom 1

13' 4" x 10' 6" (4.06m x 3.20m)

Having double glazed window to the side, telephone point, electric heater to wall.

Bedroom 2

10' 9" x 9' 4" (3.28m x 2.84m)

Having double glazed window to the front and electric heater to the wall.

Bathroom

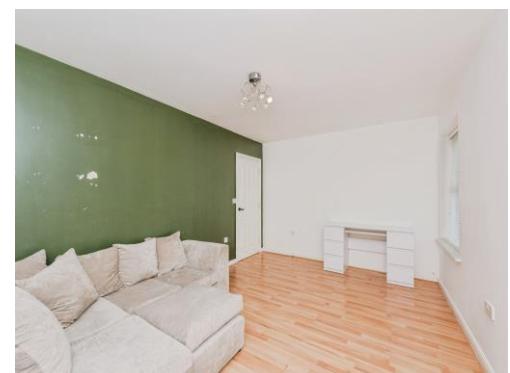
A modern refurbished white bathroom suite with panelled bath with shower over, low level flush WC, wash hand basin with cupboard under, wall mounted heated towel rail radiator, shaver point, part tiling to walls and extractor fan.

Communal Gardens

Having communal gardens with lawned areas.

Allocated Parking Space

There is an allocated parking space located to the rear of the building accessed via the driveway to the side of the main entrance door.









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

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1800.00

Ground Rent:
 145.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/SCO311026) [connells.co.uk/Property/SCO311026](http://www.connells.co.uk/Property/SCO311026)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2004. 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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