



**Connells**

Crocodile Court Alma Street  
Birmingham



### Property Description

This two-bedroom apartment comprises of an open-plan living area and kitchen with the a high spec integrated kitchen.. There is also access to a private terrace area. Two double bedrooms with space for fitted wardrobes and bedside tables. The main bedroom is very spacious and has an ensuite, and a further second bathroom with bathtub and shower.. The apartment offers plenty of storage with a separate storage room located off the hallway. This property also has a secure allocated parking space.

### Lounge/ Kitchen Diner

23' 6" MAX x 13' 2" MAX (7.16m MAX x 4.01m MAX)

Double glazed doors to rear and side, 1 x radiator. TV and Tel socket. Door to roof terrace. Open plan to fitted kitchen to comprise a range of wall and base units with integrated cooker and hob. 1 + 1/2 sink.

### Bedroom 1

12' 10" x 11' (3.91m x 3.35m )

One double glazed window to side one double glazed door to Juliet balcony

### En Suite

one toilet, wash hand basin, single radiator, tiling, shower cubicle and storage shelves

### Main Bathroom

Double glazed window to side double glazed door to Juliet balcony and one double radiator.

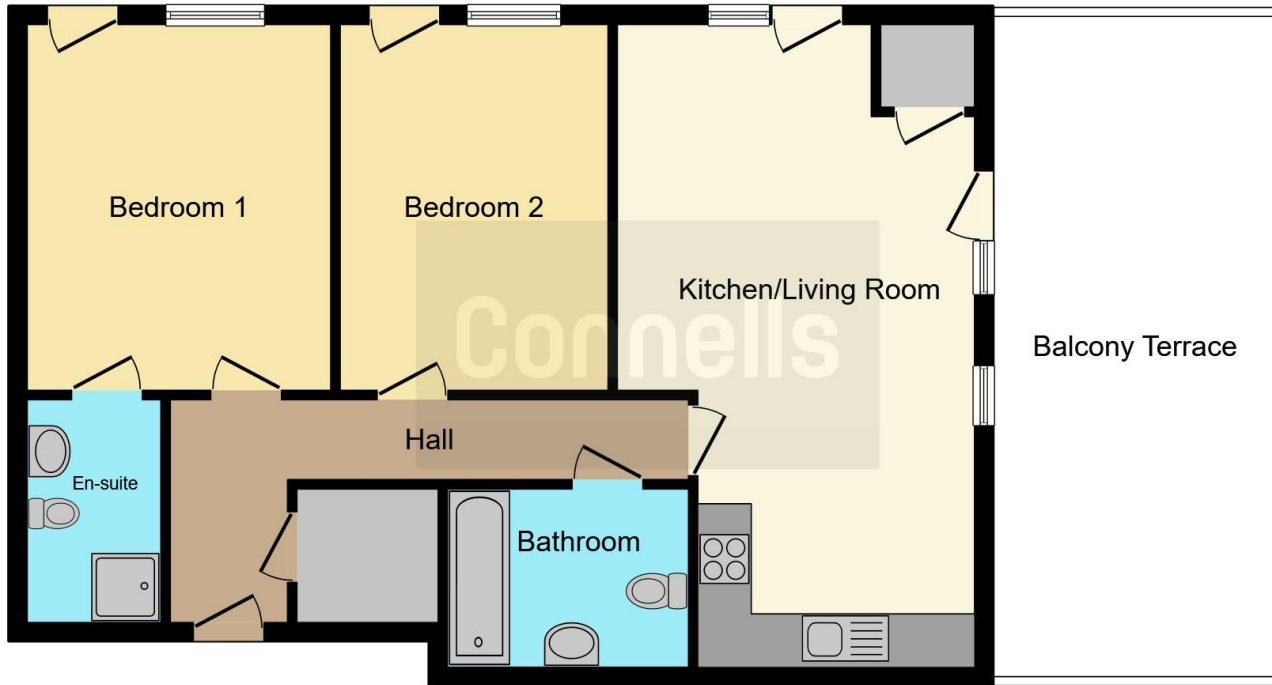
### Bedroom 2

13' x 9' 7" (3.96m x 2.92m)

Double glazed window to side double glazed door to Juliet balcony and one double radiator.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG109466](https://www.connells.co.uk/Property/DIG109466)**

This is a Leasehold property with details as follows; Term of Lease 113 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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