



**Connells**

Shadwell Street  
Birmingham



### Property Description

Welcome to this exquisite 2-bedroom, 2-bathroom city centre apartment located in the desirable B4 postcode. Situated on a corner plot, this nearly new apartment offers a unique and highly sought-after Upper floor position, providing breathtaking views of the surrounding cityscape.

As you enter the apartment, you are immediately struck by the contemporary design and attention to detail. The open-plan living area boasts an abundance of natural light, thanks to the large windows that wrap around the corner position. The spacious lounge area offers a comfortable space for relaxation and entertaining, while the adjoining dining area is perfect for hosting dinner parties or enjoying intimate meals.

The modern kitchen is fitted with high-end appliances, sleek countertops, and ample storage space, making it a dream for any aspiring chef. Whether you're preparing a quick breakfast or indulging in a culinary adventure, this kitchen has everything you need.

The apartment features two generously sized bedrooms, both offering a tranquil retreat from the hustle and bustle of the city. The master bedroom benefits from an en-suite bathroom, complete with luxurious fixtures and fittings. The second bedroom is equally well-appointed and is conveniently located near the main bathroom, which features a stylish design and high-quality finishes. One of the standout features of this apartment is the access to parking within the building.

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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

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: B**

**view this property online [connells.co.uk/Property/DIG109746](https://connells.co.uk/Property/DIG109746)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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