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CONNELLS



### Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

Property comprising in brief of; entrance hall, downstairs W.C, fitted kitchen, main lounge/ dining area. To the first floor there are, two bedrooms with jack & jill bathroom. The second floor there is the master bedroom which occupies the entire floor with an en-suite shower room & dressing room. Including the benefit 3 ample storage rooms and access to additional loft storage. Premium quality furnishing consisting of a three seater and single seater power recliner leather sofas from DFS, beds from Dreams with top quality mattresses, spacious built in wardrobes on 2nd floor and 1st floor, Modular Gold Standard Kitchen with premium brand appliances ( fridge/freezer , oven, dish washer, washing machine) separate Tumble Dryer and cordless vacuum cleaner provided as extras. SAMSUNG 65 inch Smart 4K Ultra HD HDR LED TV with Bixby + sound bar + sub-woofer music system included & Luxury Amtico vinyl floorings for all Bedrooms and living area for Water resistant/ Spill and splash resistant / easy to clean. Also benefits from ample size GARDEN and TWO PARKING SPACES.

### Property Details

Hall 6' 7" x 15' 5" ( 2.01m x 4.70m )

Kitchen 6' 6" x 12' 8" ( 1.98m x 3.86m )

Living Room 13' 2" x 15' 2" ( 4.01m x 4.62m )

Bedroom 2 13' 2" x 9' 6" ( 4.01m x 2.90m )

Bedroom 3 13' 2" x 9' 2" ( 4.01m x 2.79m )

### Bathroom

Bedroom 1 13' 2" x 18' 9" ( 4.01m x 5.71m )

En-Suite 7' 2" x 9' 5" ( 2.18m x 2.87m )

Dressing Room 6' 7" x 9' 2" ( 2.01m x 2.79m )





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/DIG110310](https://www.connells.co.uk/Property/DIG110310)**

Tenure: Freehold

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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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