



Connells

Bell Barn Road
Birmingham



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.

The property also comes with two secure allocated parking space located in an underground gated residents car park and briefly comprises of an entrance hallway leading through to a show stopper 'bright and airy' open-plan living area with integrated kitchen and large terrace balcony with incredible views. The hallway also leads to the master bedroom with walk-in shower en-suite, a second double bedroom and luxury bathroom with overhanging shower. The building is located, 5 minutes walk from The Mailbox, The Cube, Broad Street and Driveways Train Station. It is 10 minutes walk from New Street Train Station (Grand Central), HSBC HQ , The Bullring, Brindley Place and the NEW Paradise Circus.

Entrance & Living Accomodation

Entrance via communal entrance, having key fob entrance, with stairs and lift access. Leading to a communal entrance with private door leading into:

Hall

Spacious hallway with two ceiling lights, large storage space, wall mount electric heater.

Kitchen And Living Room 24' 6" x 15' 2" (7.47m x 4.62m)

With an open plan style of living, this light and airy rooms not only offer stunning views from the terrace, but also and large enough open space to host family get together's or just you cosy nights in! The kitchen is finished to a high spec with a range of wall and base units with inset sink drainer, fitted oven, hob and white goods with a breakfast bar looking over the

lounge space.

The lounge has multiple double glazed windows and a patio door opening up to the terrace, hardfloors, TV points and heater point.

Bedrooms & Bathrooms

Bedroom 1

Irregular Shaped Room 17' x 15' (5.18m x 4.57m)

Double glazed windows to the side, built in wardrobes, sliding doors to the roof terrace, two ceiling lights and an ensuite.

Ensuite

A modern fitted suite with a shower cubicle, low level W.C, heated towel rail and wash hand basin.

Bedroom 2

12' 7" x 10' 5" (3.84m x 3.17m)
Double glazed window to the side, wall mount electric heater.

Bathroom

A modern fitted suite to comprise of bath with mixer taps and shower over, low level W.C, wash hand basin and heated towel rail.

Parking & Terrace

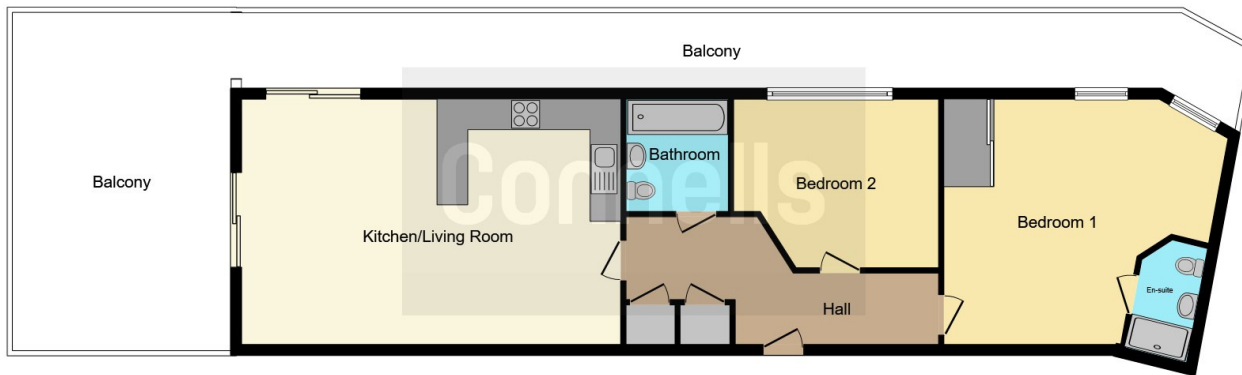
Parking

Having x2 allocated parking spaces.

Roof Terrace

A large open terrace space offering the perfect area from fresh air to watch the sun set of this magnificent city, Birmingham.





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: D

view this property online connells.co.uk/Property/DIG110407

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2013. 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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