



**Connells**

St. Lukes 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.

**LARGER THAN AVERAGE MODERN APARTMENT WITH NO UPWARD CHAIN -** An ideal first time purchase situated in a sought after location within the City. Offering two double bedrooms, ensuite, bathroom, lounge with fitted kitchen, hallway & **ALLOCATED PARKING SPACE.**

### Communal Entrance

### Hallway

### Lounge With Fitted Kitchen

20' 2" x 11' 5" ( 6.15m x 3.48m )

### Bedroom

20' 5" x 13' ( 6.22m x 3.96m )

### Bedroom

12' 1" x 9' 5" ( 3.68m x 2.87m )

### Ensuite

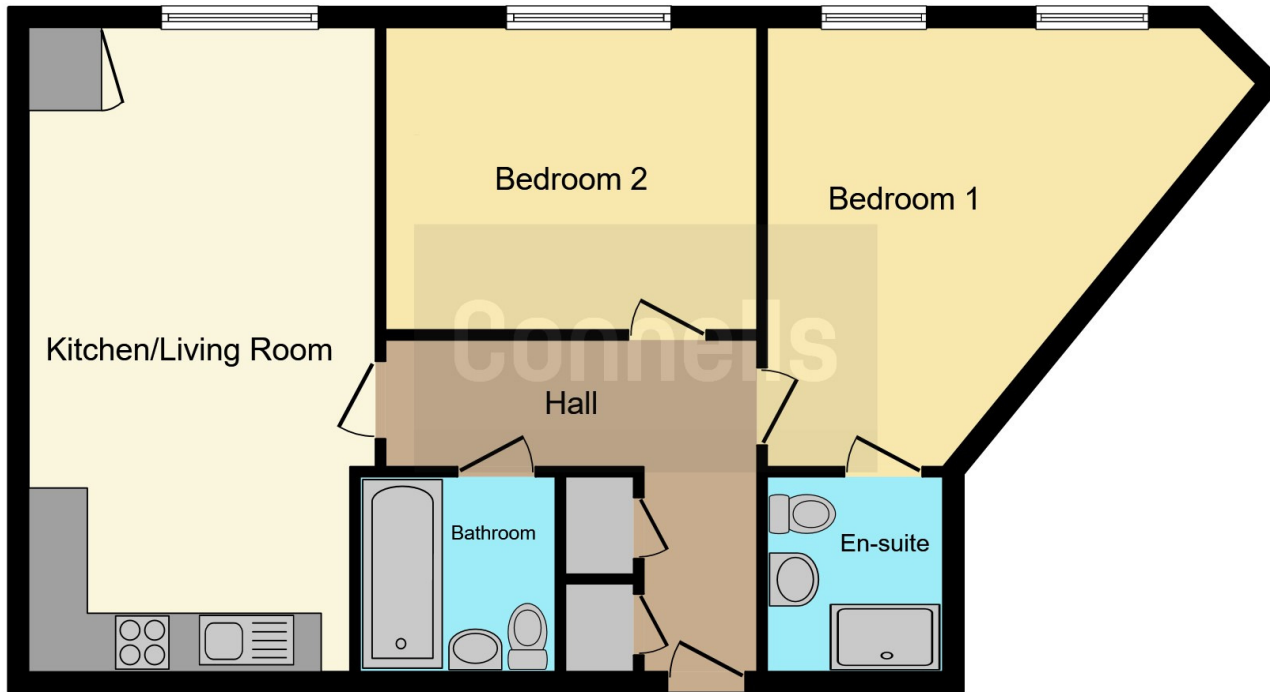
### Bathroom

### Outside & Parking

Communal gardens.

Secure gated off road parking with allocated space.





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/DIG110619](https://www.connells.co.uk/Property/DIG110619)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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