



**Connells**

Mariner Avenue  
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.

OFFERING NO UPWARD CHAIN AND EMPTY - A modernised two bedroom apartment situated in a sought after location. Offering generous accommodaion with lounge, seperate kitchen, bathroom, two bedrooms, communal gardens and parking. An ideal starter home or buy to let!

### Details

Entrance Hall  
heater and intercom

Lounge  
15' 1" x 11' 3" ( 4.60m x 3.43m )  
two windows, carpet, heater.

Kitchen  
11' 6" x 7' 11" ( 3.51m x 2.41m )  
new kitchen, tiled walls, back splash,  
lino floor, fridge freezer hob, oven sink  
and drainer.

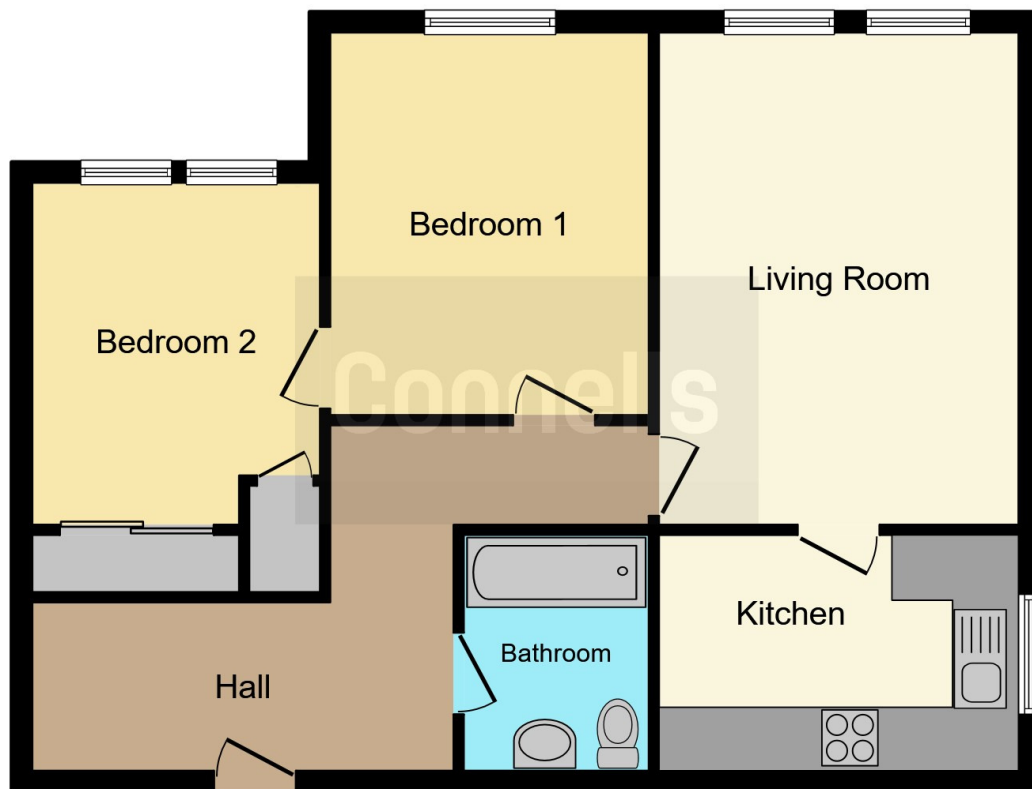
Bedroom One  
12' 9" x 9' 7" ( 3.89m x 2.92m )  
boiler cupboard, 2 windows heater and  
blinds

Bedroom Two  
9' 3" x 11' 8" ( 2.82m x 3.56m )  
carpet, fitted blinds and double glazed  
window.

Bathroom  
bath, shower, carpet tiles w/c and  
wash hand basin.







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: C**

**view this property online [connells.co.uk/Property/DIG110816](http://connells.co.uk/Property/DIG110816)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1992. 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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