



**Connells**

Westside One Suffolk Street Queensway  
Birmingham



# Westside One Suffolk Street Queensway Birmingham B1 1LS

for sale offers over  
**£200,000**



## 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.

ESW1 CERTIFICATE AVAILABLE - SITUATED ON THE 11TH UPPER FLOOR - OFFERING NO UPWARD CHAIN - A very well presented and spacious apartment within the City. Property offers modern living boasting spacious lounge and dining area, fitted kitchen, bathroom, ensuite, two bedrooms & hallway! Viewing is advised! 11th floor apartment with skyline views! Property also a short 2 minute walk to Birmingham New Street Station.

## Entrance

Recently renovated lobby reception area with access to lift and full time concierge.

## Property/Reception Hall

Doors to communal areas with stairs, and lifts to all floors.

## Living Dining Kitchen

19' 9" x 30' 8" ( 6.02m x 9.35m )

Amazing open plan living, dining and kitchen area, damnable spotlights, warm dining room light fittings

Wall mounted electrical radiator, telephone & TV areal points, spotlights and laminate flooring.

A newly renovated fitted kitchen with a range of wall and base units to include work surfaces over, stainless steel sink and drainer with hot boiling water tap, cooker point with Neff Hide

& Slide oven & cooker hood above, two heaters, and tiled flooring, electrical radiator. Over hand breakfast bar & climate control wine fridge. With built in worktop wireless charging point. Built in 3/4 sized dishwasher, integrated washing machine and tumble dryer.

## Bedroom One

17' 6" x 11' 3" ( 5.33m x 3.43m )

Having carpet flooring, heater, tv point, boiler housed, electrical radiator, storage and silent remote controlled ceiling fan.

## En-Suite

Shower cubicle, wash hand basin, low level w.c, towel rail, tiled, extractor fan, vanity mirror and lino flooring.

## Bedroom Two / Office

8' 5" x 12' 4" ( 2.57m x 3.76m )

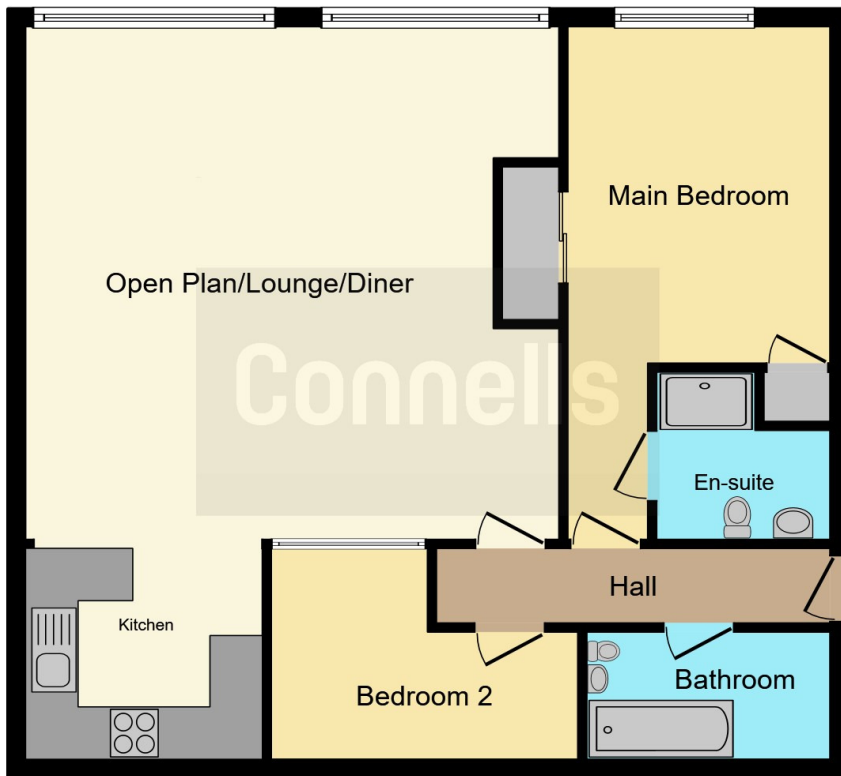
Having carpet flooring, silent remote controlled ceiling fan and window to living room. Currently used as an office.

## Bathroom

Suite to comprise paneled bath with shower above, extractor fan, wash hand basin, low level w.c, towel rail and lino flooring.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/DIG110841](http://connells.co.uk/Property/DIG110841)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2001. 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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