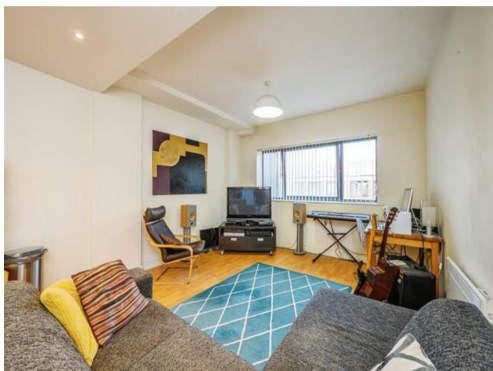




**Connells**

Abacus Building Bradford Street  
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.

**NO UPWARD CHAIN & ALLOCATED PARKING** - A fantastic opportunity to acquire this beautifully presented, spacious, fifth floor apartment finished to an excellent standard. The property features two good size bedrooms, a spacious lounge, dining area, spacious corridor space, and modern kitchen. A KEENLY PRICED PROPERTY!

### Location

Property is a 10 minute walk to city centre. Digbeth is one of the most distinctive parts of the city and is less than ten minutes walk from Bullring & Grand Central. It has been named the 'Coolest Neighbourhood in Britain' by the Sunday Times, hailing the Custard Factory's cafes, independent shops, cinemas and arts venues, whilst celebrating 'the best bar snacks in the postcode' from The Old Crown.

### Property Details

Access to the building is also secure as a key fob is needed as well as a pin code to exit the car park. Once inside there is either a lift or staircase in order to get up to the fifth floor.

### Entrance Hall

Having an intercom system, storage, heater, boiler housed and carpet flooring.

### Open Plan Living

Having a fitted kitchen with a range of wall and base units to include work surfaces over, sink and drainer, cooker point with cooker hood

above and blinds.

### Bedroom One

Having two double glazed windows with fitted blinds and carpet flooring.

### Bedroom Two

Having a double glazed window with blinds, heater and carpet flooring.

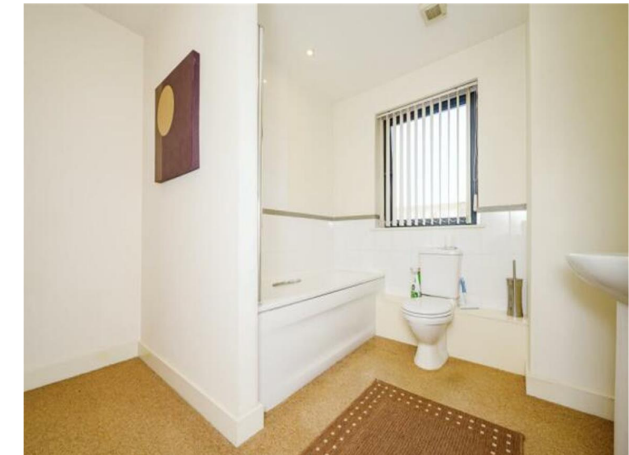
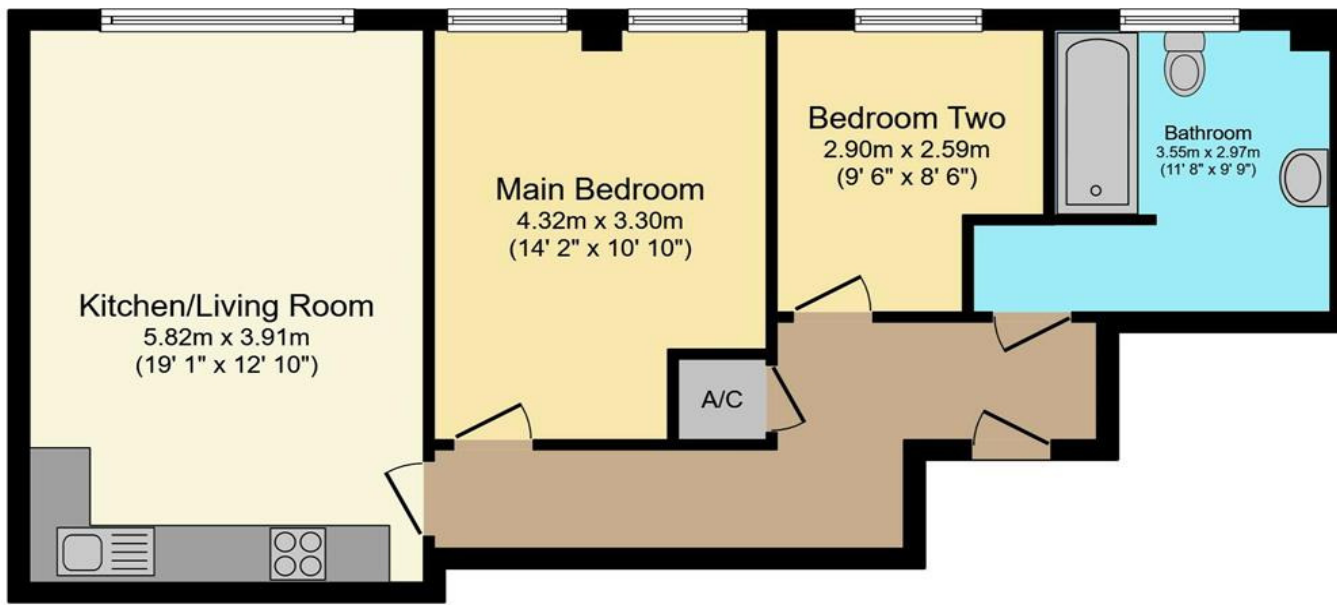
### Bathroom

Bath with shower above, wash hand basin, low level w.c.

### Allocated Parking Space







Total floor area 63.9 sq.m. (688 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com

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/DIG110978](http://connells.co.uk/Property/DIG110978)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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Property Ref: DIG110978 - 0003