



**Connells**

Water 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 advice should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

**NO UPWARD CHAIN & WALKING DISTANCE TO CITY CENTRE LOCATION** - A well presented third floor apartment. Situated in a secluded position this apartment is an ideal first time purchase or buy to let investment. Property is a short walk from Train & Metro links and St. Pauls Square local amenities.

### Location

The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal tow paths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham Snow Hill railway station is a 5 minute walk away, with New Street and Moor Street Stations residing within a 15 minute walk of the property; offering regular links to London, Manchester, Edinburgh and beyond.

### Property Details

This third floor apartment boasts spacious living throughout, lift access and no upwards chain!

With an abundance of natural light, this spacious, well-maintained apartment comes with fully fitted kitchen, a large double bedroom, and a family bathroom. All rooms feature double glazed floor to ceiling windows and are neutrally decorated throughout.

Upon entering the apartment, the inviting entrance hallway offers ample storage and is fitted with carpet flooring. Moving into the large open plan kitchen/lounge there is a tastefully fitted kitchen with matching cream wall and base units. Integrated appliances include a fridge/freezer, oven with hob and extractor fan over, along with a one bowl sink and drainer. There are floor to ceiling windows within this room along with two electric heating radiators.

The master bedroom also benefits from ample space for additional wardrobes and drawers. It is fitted with a floor to ceiling window, carpet flooring and an electric heating radiator.

The bathroom is fitted with a matching white suite, comprising of; w/c, w/ash hand basin and bath with shower over. There is tiled flooring, a heated towel rail and a feature mirror.

Externally, there is lift access and well-maintained communal areas. The apartment also benefits from a concierge facility as well as a newly installed remote intercom system; allowing the residents to answer the intercom from their mobile phones.

### Security

Situated within a safe and secure, gated development with intercom entry system.

## Entrance Hall

Having a intercom system with storage.

## Open Plan Living

Open plan living with a fitted kitchen that comprises of wall and base units to include work surfaces over, sink and drainer, cooker point with extractor hood above, space for appliances and a heater.

## Utility Room

11' 8" x 18' 7" ( 3.56m x 5.66m )

## Bedroom One

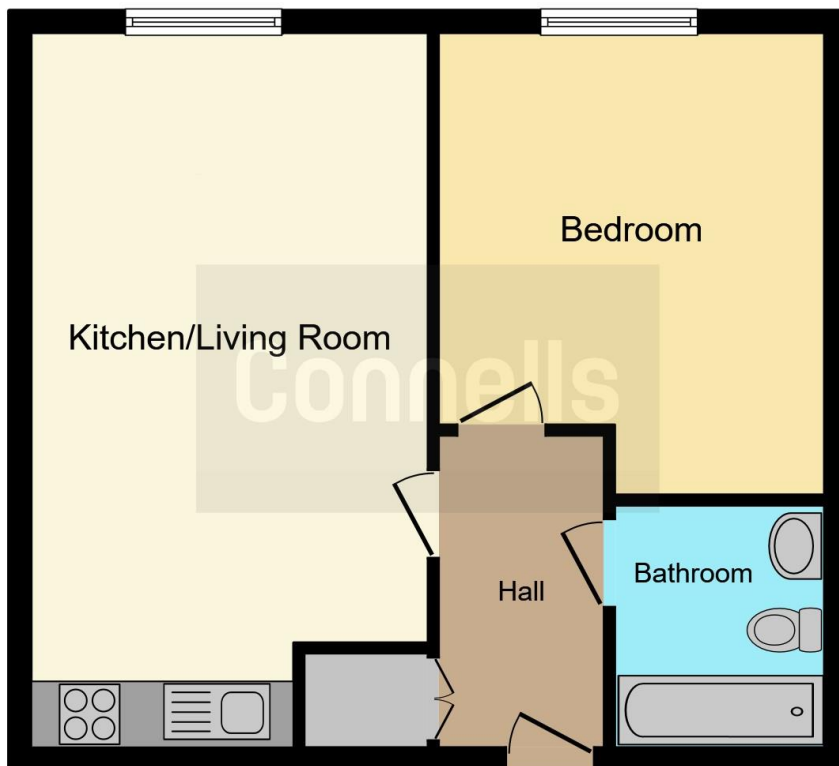
11' 3" x 14' 2" ( 3.43m x 4.32m )

Having a heater and carpet flooring.

## Bathroom

Bath with shower over, wash hand basin, low level w.c, towel rail, tiled walls and tiled floor.





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

**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/DIG110805](http://connells.co.uk/Property/DIG110805)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2005. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DIG110805 - 0007