



**Connells**

Rogers House Rowton Lane  
Birmingham



### Property Description

A beautifully presented apartment in the highly sought after location B5 Central on the edge of the City Centre in Edgbaston.

Situated on the top floor with views over the City Centre skyline and lots of natural light this apartment comprises of entrance hallway, master bedroom with shower en-suite, a further double bedroom, family size bathroom with shower, storage cupboard and a large open-plan living area with integrated kitchen.

The property benefits from gas central heating, UPVC double glazing, 6.5 years warranty remains, lift access and a allocated parking space in a gated car park.

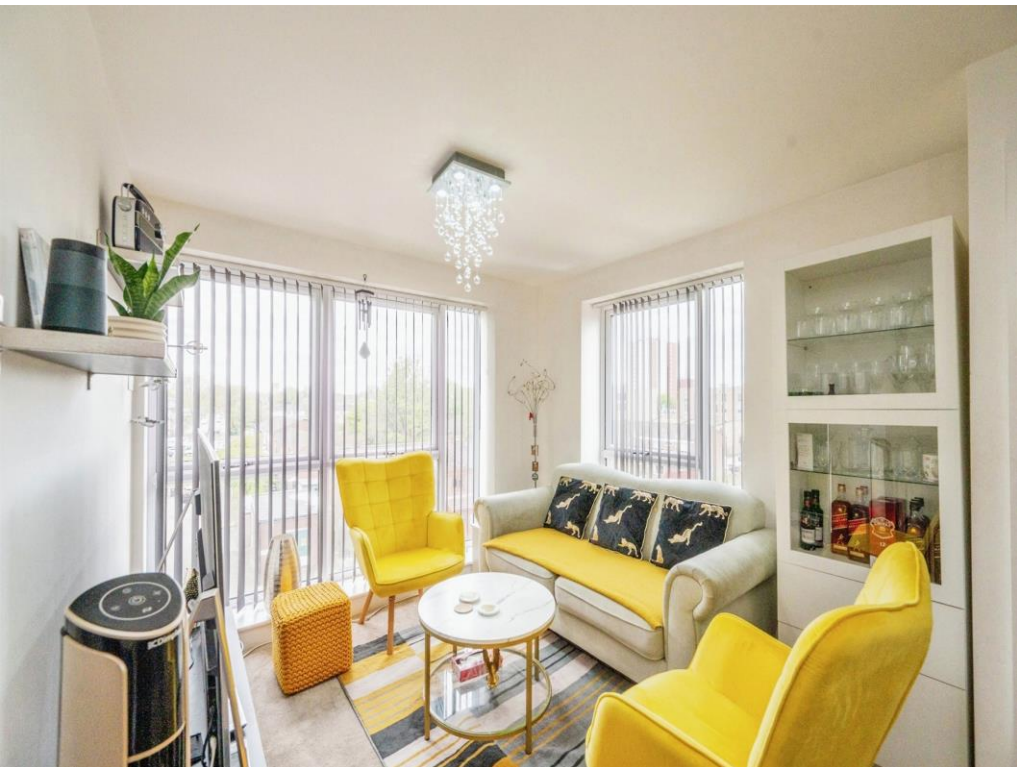
The apartment is in close proximity to Fiveways Train Station, New Street Train Station, Grand Central, Mailbox, Cube, the Bullring, Broad Street and Brindley Place.

### Agents Notes

Energy rating is B  
Guest parking inside the premises  
CCTV installed in all directions

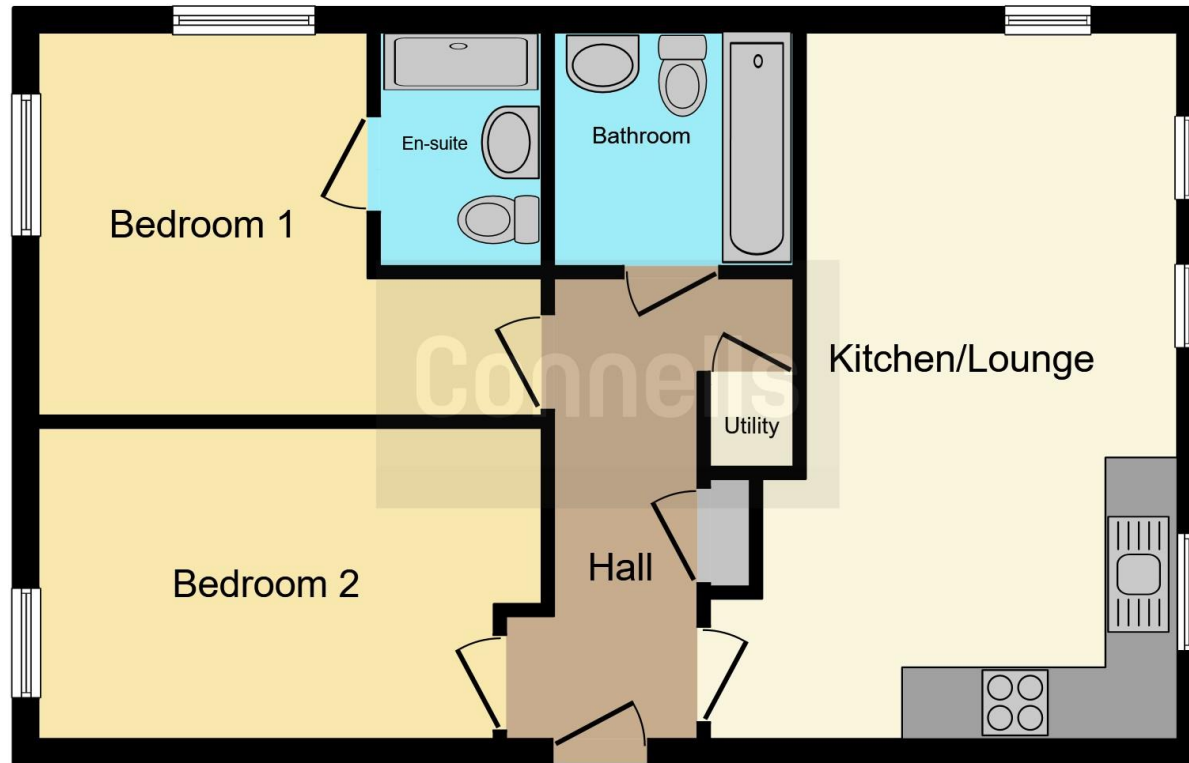
### Parking

Gated secure parking, with allocated space and visitor space.









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  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG110331](http://connells.co.uk/Property/DIG110331)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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