



**Connells**

Watermarque Browning 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.

Comprising a large open-plan living area with luxury kitchen and all modern conveniences. The double aspect windows lead to a large wrap around balcony overlooking Birmingham's iconic canals. Both bedrooms are double in size with ample room for storage. The master bedroom also benefits from ensuite bathroom with a second bathroom off the hallway. The property comes unfurnished but included white goods - Fridge, Freezer, Washer Dryer & Dishwasher. Secure underground parking and 24hr concierge included. Watermarque is located in the convention quarter of Birmingham with all main transport links a short walk away.

## Entrance Via Concierge

### Hallway

### Kitchen / Living Area

28' 6" x 9' 10" ( 8.69m x 3.00m )

### Balcony

Access from lounge - enjoying waterside views.

### Bathroom

### Master Bedroom 1

17' 3" x 11' 5" ( 5.26m x 3.48m )

### Bedroom 2

15' 4" x 7' 2" ( 4.67m x 2.18m )

### Parking

Secure gated entrance, with allocated parking 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/DIG110997](http://connells.co.uk/Property/DIG110997)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. 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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Property Ref: DIG110997 - 0006

