

for sale

offers in the region of **£165,000**



## Abacus Building Warwick Street Birmingham B12 0NW

**IDEAL FIRST TIME PURCHASE - ALLOCATED PARKING -** A first floor apartment in a popular development. Having two bedrooms, allocated parking, lounge, kitchen, bathroom. Property is well presented throughout. Property is ESW1 compliant.

# Abacus Building Warwick Street Birmingham B12 0NW

## Property Details

Allocated parking space available with secure gated access.

## Entrance Hall

Having laminate flooring, storage and a wall mounted heater.

## Open Plan Living

16' 4" x 10' ( 4.98m x 3.05m )

Open plan - Kitchen area comprises of wall and base units including work surfaces over, stainless steel sink and drainer, cooker point with cooker hood overhead with integrated appliances,

Lounge area has a juliet balcony and wall mounted heater.

## Bedroom One

15' 1" x 8' 9" ( 4.60m x 2.67m )

Having laminate flooring and wall mounted heater.

## Bedroom Two

5' 4" x 6' 2" ( 1.63m x 1.88m )

Having laminate flooring and wall mounted heater.

## Bathroom

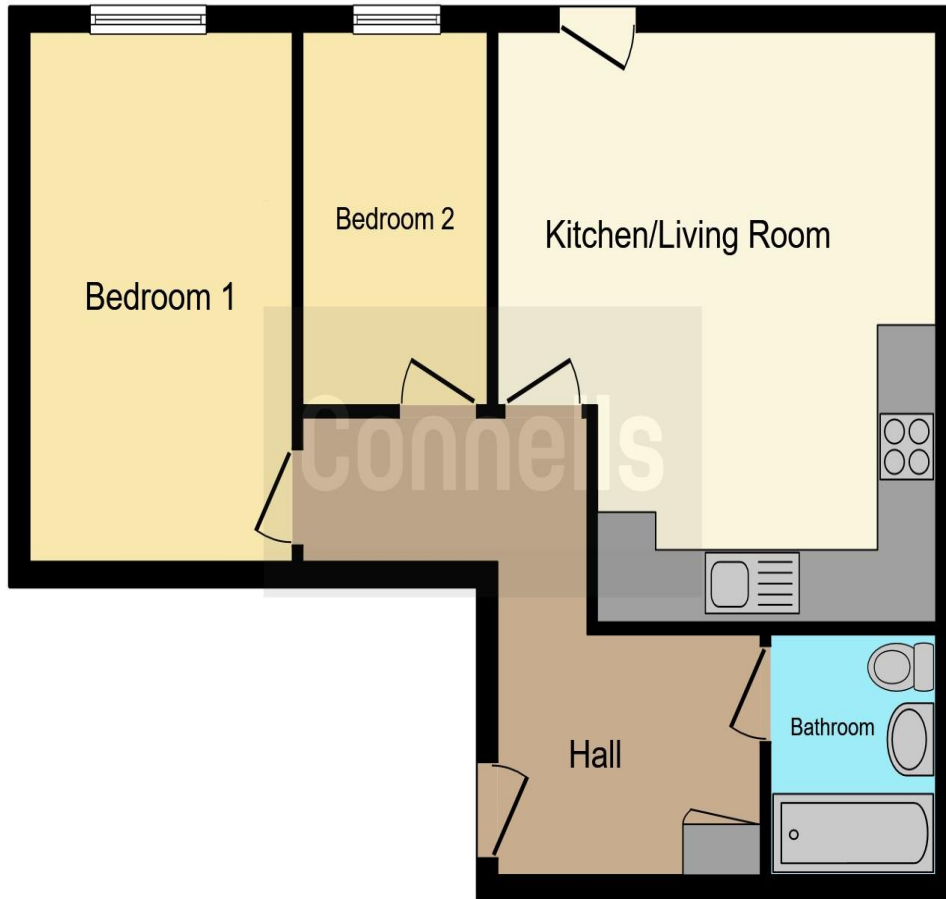
Bath with shower overhead, wash hand basin, low level w.c, towel rail heater and lino flooring.











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)

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145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG111322 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**[view this property online connells.co.uk/Property/DIG111322](http://connells.co.uk/Property/DIG111322)**

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.

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.

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