

for sale

offers in the region of **£95,000**



## Ryland Street BIRMINGHAM B16 8BZ

**NO UPWARD CHAIN - GREAT INVESTMENT / FIRST TIME PURCHASE -**  
A one bedroom studio situated in the heart of Birmingham City Centre, close to Broad Street. Property is well maintained and properties can be rented at a 8-10% yield here. Viewing is advised!



# Ryland Street BIRMINGHAM B16 8BZ

## Property Details

On street parking.

Shower cubicle, wash hand basin, low level w.c, vanity mirror, partly tiled and electric towel rail.

## Entrance Hall

Having a intercom system, storage and doors off to:

## Open Plan Studio

30' max x 11' 8" max ( 9.14m max x 3.56m max )

Fitted kitchen comprising of wall and base units, work surfaces over, stainless steel sink and drainer, integrated appliances, cooker point with cooker hood overhead, spotlights and wooden laminate flooring.

Double glazed window and electric fire.

## Bedroom One

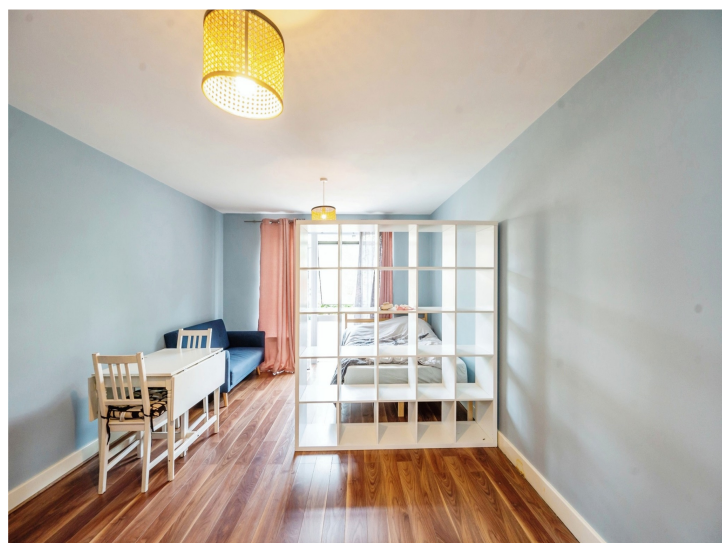
Double glazed window and wooden laminate flooring.

## Bathroom

## Shower Room

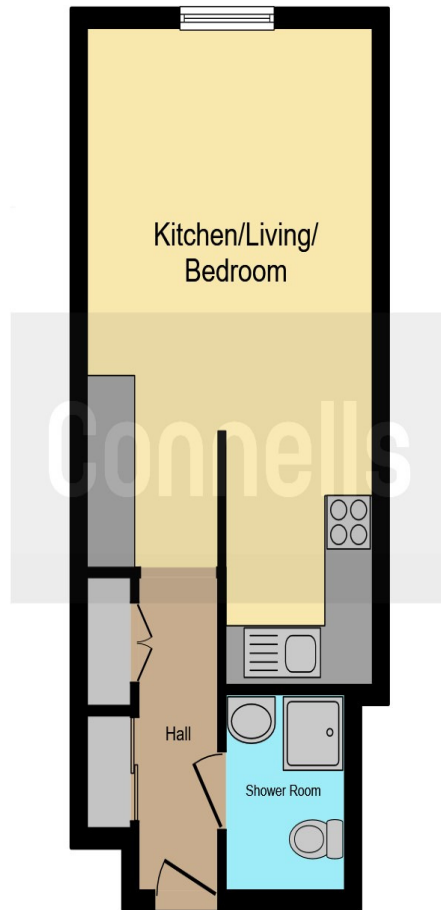












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

Property Ref: DIG110983 - 0006

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DIG110983](http://connells.co.uk/Property/DIG110983)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. 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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