



**Connells**

Fabrick Square Lombard Street  
Birmingham



### Property Description

This design led scheme of the beautifully appointed apartments are centred around a new square within Digbeth. Named after the original use as a curtain factory, this is Fabrick Square!

The oldest part of Birmingham, Digbeth is a historic area with a fascinating past. Today, buildings survive from as far back as the 1300's. The hard work and creativity that once defined the area remains - Digbeth is the leading destination for creative businesses and independent shops outside of London.

This pioneering residential development will provide a friendly and community-driven space. Fabrick Square is ideally situated a stones-throw from the Bullring Shopping Centre, Universities and train stations.

With clean contemporary lines and stylish fittings, all interiors are modern and finished to the same exacting standards.

Apartment specifications provide superb, generously proportioned open plan designs including:

- \* Integrated kitchen appliances to include oven, hob, extractor and fridge/freezer. Washer/dryer to be provided in hall cupboard. Under cupboard LED lighting to wall units.
- \* Wood effect flooring to lounge, kitchen and hallway. Carpet to bedrooms. Luxury vinyl to bathroom.
- \* Full height wall tiling around bath/shower with coloured glass splash back to washbasin.
- \* Ladder style polished chrome or equivalent heated towel rail.
- \* Brushed stainless steel and chrome ironmongery throughout.
- \* Hardwood veneered, solid core entrance door with spy hole.
- \* Hardwood

### Property Details

### Entrance Hall

Intercom system, radiator and doors off to:

### Open Plan Living

Kitchen area comprising of wall and base units, work surfaces, stainless steel sink and drainer, cooker point with cooker hood overhead, integrated fridge freezer, laminate flooring.

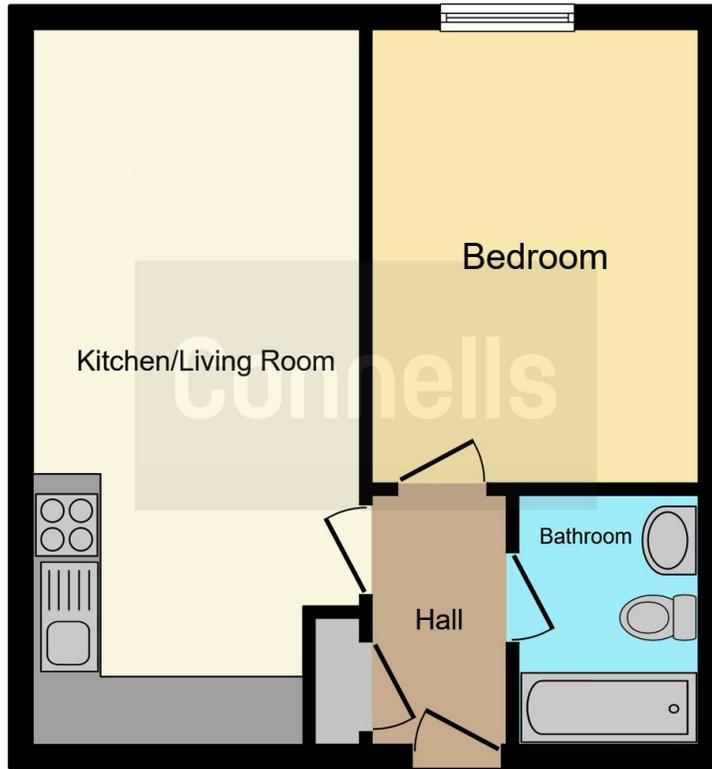
### Bedroom One

13' 2" x 7' 6" ( 4.01m x 2.29m )  
Having carpet flooring and radiator.

### Bathroom

Bath with shower overhead, wash hand basin, low level w.c, towel rail, vanity mirror.





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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**EPC Rating: B**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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