



Connells

Lion Court Warstone Lane
Birmingham

Lion Court Warstone Lane Birmingham B18 6DZ

for sale offers in the region of
£160,000



Property Description

Property is nestled in the the Jewellery Quarter - an easy 0.5 mile walk to the iconic St Paul's Square, with many popular bars and restaurants offering an alternative experience to Birmingham's typical busy night out. If you're looking for a bite to eat, head over to Red Lion just one minute from the building, a unique art themed pub offering a great selection of food and drinks, whilst their Sunday Roasts are unbeatable in the City!

This apartment offers great transport links, situated just a 1 mile walk to New Street station or 0.3 miles to the Jewellery Quarter train station. You would also be placed only 0.9 miles from Colmore Row and 0.6 miles to University College Birmingham, making the property an excellent choice for both students and working professionals. Along with the added benefit for the HS2 plans.

Entrance Hall

Having carpet flooring, storage, heater and intercom system.

Kitchen And Living Area

25' 4" x 11' 8" (7.72m x 3.56m)

Kitchen comprising of a range of wall and base units, work surfaces, stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, cooker point with extractor fan overhead, tiled flooring with open plan to lounge area.

Lounge area has carpet flooring and double glazed window.

Bedroom

10' 3" x 14' 2" (3.12m x 4.32m)

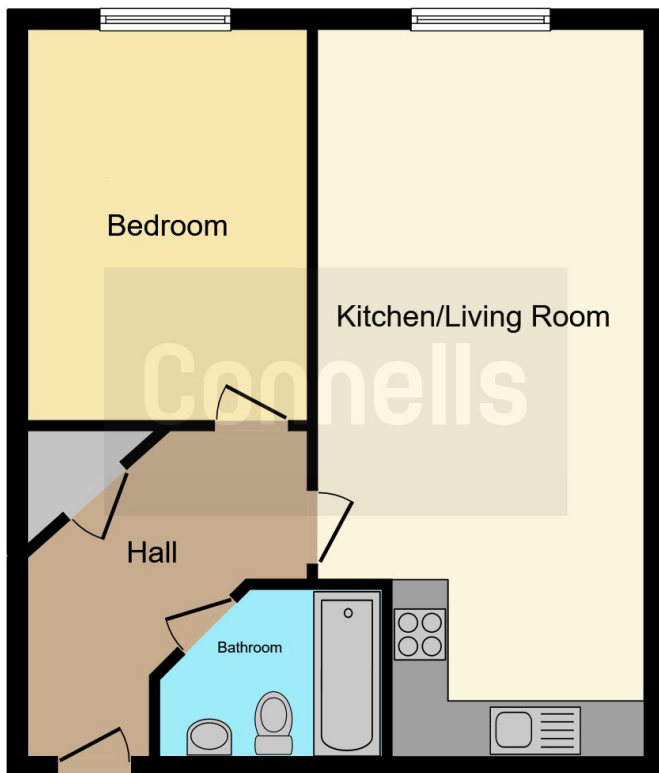
Having carpet flooring and heater.

Bathroom

Bath with shower overhead, glass shower screen, low level w/c, wash hand basin, fully

tiled and heated towel rail.





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

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: C

view this property online connells.co.uk/Property/DIG111608

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2010. Should you require 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.

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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