



**Connells**

Rea Place  
Birmingham



### Property Description

This property is an ideal choice for First Time Buyers or investors, it makes the perfect city pad.

### Approach

The property offers a secure communal entrance with lift access to all floors.

### Entrance Hall

Intercom system, storage, laminate flooring, radiator and doors off to:

### Open Plan Living

26' 1" x 9' 11" max ( 7.95m x 3.02m max )

This beautiful kitchen comprises of wall and base units, work surfaces over, sink and drainer, cooker point with extractor fan overhead, integrated appliances, washing machine, fridge freezer, partly tiled.

Lounge area has carpet flooring, radiator and sliding patio doors opening into a juliet balcony.

### Bedroom One

14' 4" x 10' 10" ( 4.37m x 3.30m )

Having carpet flooring, radiator and two double glazed windows.

### Bedroom Two

14' 6" x 6' 6" ( 4.42m x 1.98m )

Having carpet flooring, radiator and double glazed window.

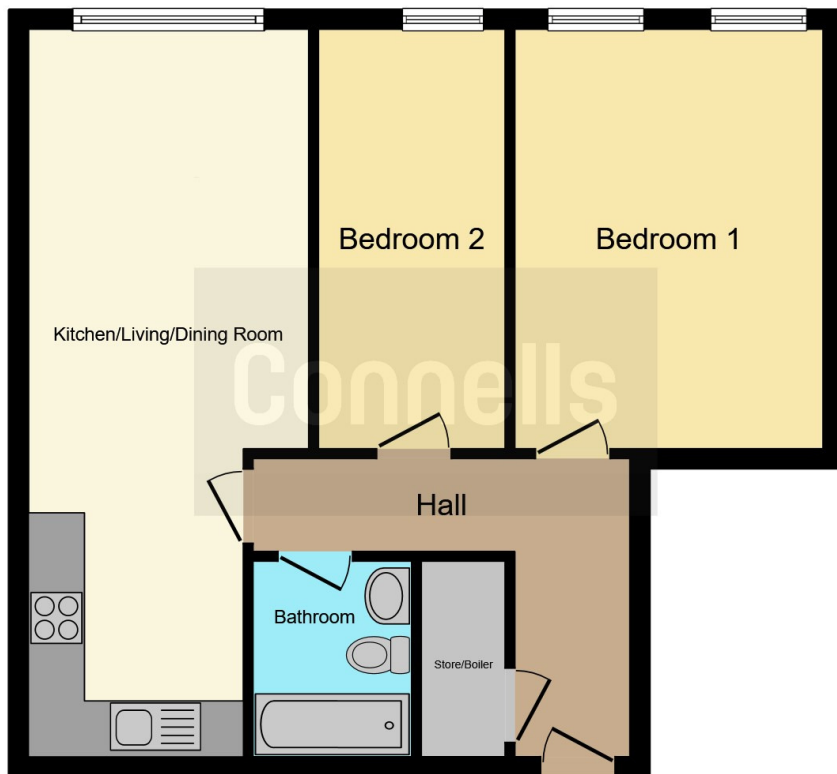
### Bathroom

Contemporary suite of bath with shower overhead, wash hand basin, low level w.c, vanity mirror, wall mounted electric heater and tiled.

### Parking

Permit parking available.





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

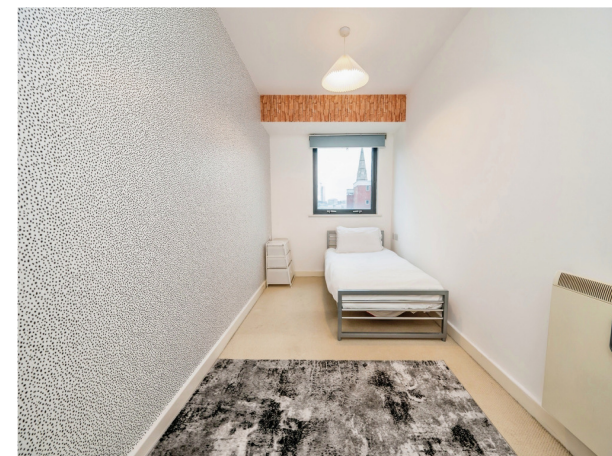
**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG111824](http://connells.co.uk/Property/DIG111824)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DIG111824 - 0003