

Property details **approval form**

Apartment 18 Darwin House, 24 Belgrave Middleway, Birmingham, West Midlands, England, B5 7FG

Date: 25 November 2024

Property Ref and Version: DIG111860 - 0003

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

fixed price £258,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021.

○ Key Features

- > Energy Rating: B
- > THIRD FLOOR APARTMENT
- > MODERN BUILD IN B5
- > CLOSE TO CHINESE QUARTER
- > SPACIOUS TWO BEDROOMS
- > LOUNGE AND FITTED KITCHEN
- > IDEAL FIRST TIME BUY OR BUY TO LET

○ Short Description

MODERN TWO BEDROOM APARTMENT, LOCATED IN B5 CENTRAL, BRIGHT AND CONTEMPORARY LIVING, VERY CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS, MOMENTS WALK FROM MANY BARS AND RESTAURANTS. Located on the third floor out of total 4 floors.

○ Long Description

Modern and contemporary living in the heart of Birmingham city centre, This stunning two bedroom apartment is located in the heart of B5 Central Birmingham, The apartment benefits from dual aspect views and very spacious rooms, Located on the third floor out of total 4 floors. floor, this property benefits from lots of natural light,

As you enter the modern home, you will be greeted with a generously sized hallway, a large family bathroom, two large double bedrooms both with fitted wardrobes and large corner view living/dinning and kitchen area,

This is a perfect first time purchase or investment for any buyer, with the rental market very active within this area.

○ Directions

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○ **Agents Note**

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○ Room Description

Property Details

Entrance Hall

Having laminate flooring, storage, radiator and washing machine housed.

Open Plan Living

15' 8" x 19' 9" (4.78m x 6.02m)

Fitted kitchen with a range of wall and base units to include work surfaces, stainless steel sink and drainer, cooker point with gas oven/hob with extractor fan overhead, integrated dishwasher, fridge and radiator.

Lounge area has carpet flooring and radiator.

Bedroom One

13' 6" x 11' 4" (4.11m x 3.45m)

Having carpet flooring and radiator.

Bedroom Two

10' 3" x 13' 7" (3.12m x 4.14m)

Having carpet flooring and radiator.

Bathroom

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

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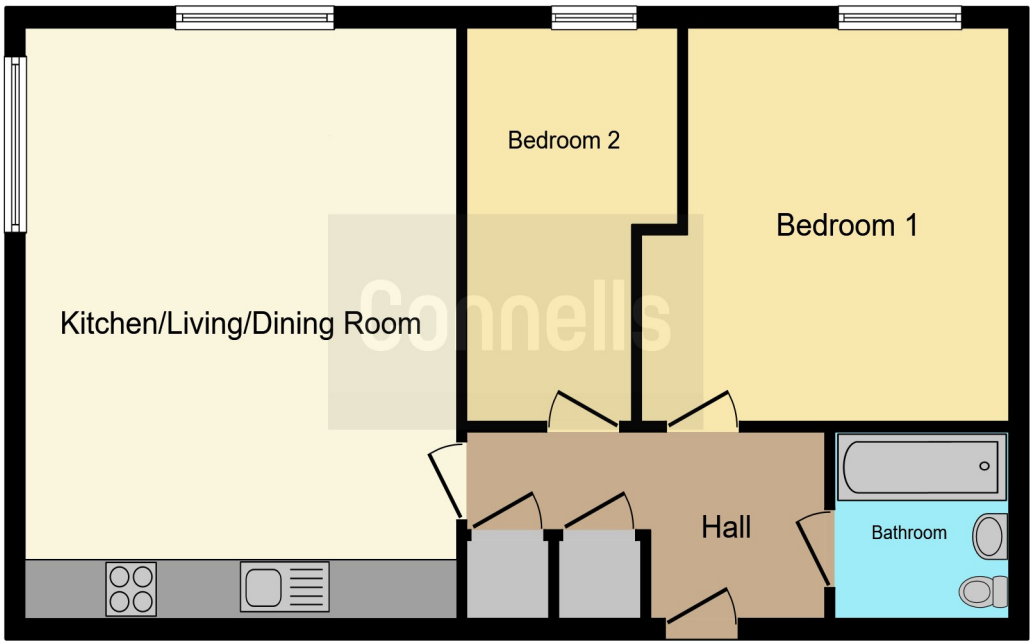
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Property Images

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○ Floor Plan



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

○ Approval

Signature		Date
Michael Swords		
Mr A. Patidar		