



Connells

Gunsmith House Price Street
Birmingham

Gunsmith House Price Street Birmingham B4 6GR

for sale offers in the region of
£265,000



Property Description

Gunsmith House is located within Birmingham's historic Gun Quarter, Gunsmith House is just a short walk from Snow Hill Station, Aston University and the Business District. It is also on the doorstep of the Jewellery Quarter with more than 30 restaurants, bars and cafes.

The Gun Quarter previously housed weapons assembling factories, and served as a key hub for the country's industrial development over the past 200 years.

Tenant in situ currently - see notes for information. If you are a first time buyer please ask for more information RE the tenant in situ.

Property Details

Entrance Hallway

20' 4" Max x 6' 10" Max (6.20m Max x 2.08m Max)

Lounge Kitchen Area

21' 3" Max x 18' 5" Max (6.48m Max x 5.61m Max)

Master Bedroom 1

12' 10" Max x 10' 6" Max (3.91m Max x 3.20m Max)

Bathroom

Parking

Allocated parking spaces are available at extra cost, please speak with a sales advisor for info.

However there is available parking permits on a secure car park across the road from the development.

Rental Income

Paying tenant in situ paying £1100 in situ 5% yield direct with the developer.

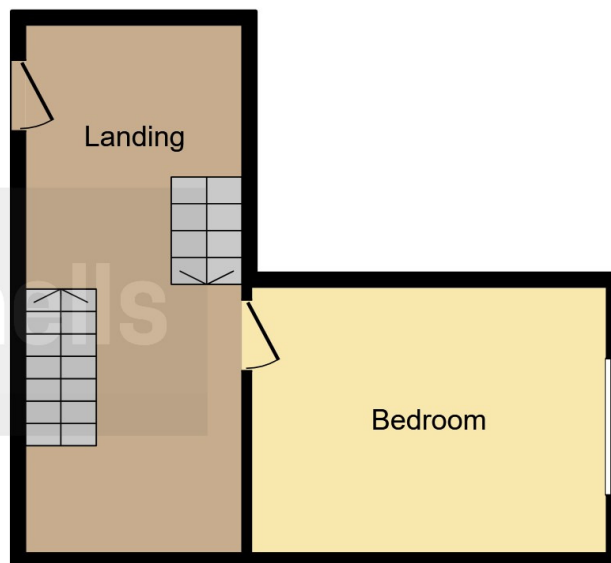
We do offer a full upto date rental assessment here in branch and Connells should you wish

for upto date 2025 rental figures. Please ask a sales representative for more information. If you are a first time buyer and wish to purchase, there may be a set date for completion, again please speak to us for info.





Lower Ground Floor



Ground Floor

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

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EPC Rating: B

view this property online connells.co.uk/Property/DIG112302

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.

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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