

for sale

£336,000



## Boulevard @ Southside Bristol Road Birmingham B5 7AY

2 bed 2 bathroom 8th floor apartment with city views. High specification & state of the art facilities.

Call to view 0121 212 0800, Option 3



# Boulevard @ Southside Bristol Road Birmingham B5 7AY

## Why Invest In Birmingham?

Boulevard puts you in a prime position to take advantage of the Midlands' most important regional hub. Demand for purpose-built residential property is currently at an all-time high in Birmingham, fuelled by a growing trend in companies relocating parts of their operations from London to Birmingham, making the city the top destination for relocation outside of the UK capital and for property investment both domestically and from international buyers.

£1bn- Growth by end of 2023.

Already established as a prosperous, high growth city, major projects including HS2, a regional housing boom and global investment are powering Birmingham's economic growth.

24.5% growth - 2022 - 2026. JLL 5 year growth forecast for Birmingham residential property values - the highest in the UK.

14% increase - Rental values. JLL forecast a 14% increase in rental values in Birmingham 2022 - 2026.

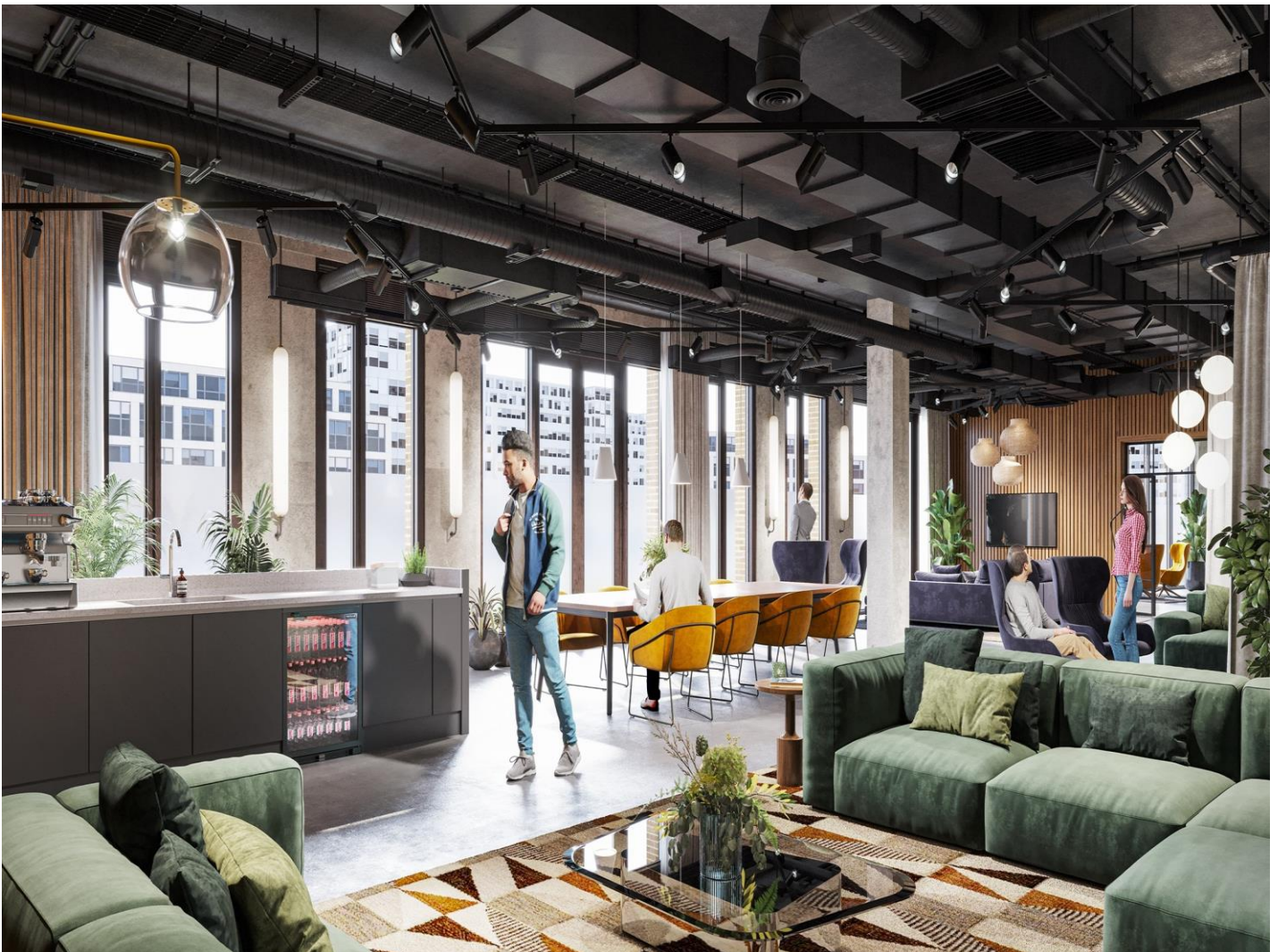
41% Graduate retention - With a student population of 80,000, Birmingham retains 41% of graduates, providing an evergreen source of private rental tenants.

32% Of Birmingham City population aged 15 - 34. With the youngest city population in Europe, there is high demand for private rental property.

## Specification:

### GENERAL

- o Exclusive Boulevard residents' gym & lounge area
- o Sprinklers installed throughout
- o ICW or similar build warranty
- o EWS1 A1 compliant
- o EPC rating: B
- o Lift access to all levels
- o Electric vehicle charging points
- o Heating via electric panels
- o White fire resistant internal doors with brushed steel furniture.
- o Double glazing throughout with doors giving access to terraces / balconies (subject to apartment type)
- o Entry phone security system
- o Satin chrome LED downlighting
- o White matt finished walls and ceiling
- o MVHR extractors to bathroom and kitchen
- o Smoke alarm and heat alarm detectors



## KITCHEN

- o Wood laminate flooring
- o High quality kitchens with soft close drawers and doors
- o Laminated worktops with matching upstands
- o Zanussi built in single oven
- o Zanussi ceramic hob with stainless steel splashback
- o Zanussi cooker hood
- o Zanussi integrated 70/30 fridge freezer
- o Zanussi integrated dishwasher
- o Zanussi washer dryer
- o 1 ½ sink and drainer with swan neck mixer tap
- o Under cupboard LED lighting
- o Brushed stainless steel electrical switches and sockets

## LIVING AND DINING

- o Wood laminate flooring, including hall
- o TV, high speed Internet, BT and Virgin outlets in living area and bedrooms
- o Telephone sockets

## BATHROOM AND ENSUITES

- o Vitra sanitaryware to all bathrooms
- o Fixed overhead rain shower head and handset
- o Thermostatic shower over baths with glass screen
- o Vitra shower system and enclosure in ensuite with stone shower tray
- o Ceramic wall tiling
- o Heated chrome towel rail
- o Wall mounted mirror
- o Polished chrome toilet roll holder

## BEDROOMS

- o Fitted carpet
- o Fully fitted Vesta space storage wardrobes with grey mirrored sliding doors, graphite woodwork, shelving and chrome rails to bedroom 1

## COMMUNAL AREAS

- o Communal letterboxes
- o Secure cycle store
- o Landscaped communal courtyard area
- o External lighting
- o Parking spaces available
- o Porcelain floor tiles to lobby area
- o Carpet tiles to communal corridors
- o Solar panels proposed TBC

## **Agents Note:**

Images are for illustrative purposes only.











**Plots**

<b>A1.01.02</b>	1st floor
<b>A1.02.03</b>	2nd floor
<b>A1.03.03</b>	3rd floor
<b>A1.04.04</b>	4th floor
<b>A1.05.04</b>	5th floor
<b>A1.06.04</b>	6th floor
<b>A1.07.04</b>	7th floor
<b>A1.08.04</b>	8th floor
<b>A1.09.04</b>	9th floor
<b>A1.10.04</b>	10th floor
<b>A1.11.04</b>	11th floor
<b>A1.12.04</b>	12th floor



Internal Area (approx)      62.1 sq m      668 sq ft

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

Property Ref: DIG112467 - 0003

Tenure:Leasehold    EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/DIG112467](https://connells.co.uk/Property/DIG112467)**

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.

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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