



Connells

Washington Wharf
Birmingham

Washington Wharf Birmingham B1 1NN

for sale offers over
£290,000



Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advice should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

The property features an entrance hallway leading to TWO spacious double bedrooms with captivating canal views. The master bedroom enjoys the added luxury of a large en-suite shower room and built-in wardrobes. Additionally, the apartment includes a modern family bathroom and a bright, open-plan kitchen and living area, also showcasing stunning canal views. A secure, allocated underground parking space is an added advantage.

Entrance Hall

Laminate flooring, two storage cupboards, Radiator and intercom

Kitchen / Living Area

25' 6" x 11' 5" max (7.77m x 3.48m max)

Laminate flooring, two radiators, electric oven and hob, extractor fan, sink and drainer, dishwasher, washing machine and window.

Bedroom One

15' 6" max x 9' 7" (4.72m max x 2.92m)

Carpet flooring, window, built in wardrobe and radiator.

Ensuite

Tiled flooring, shower, w/c, sink and radiator.

Bedroom Two

13' 3" max x 6' 10" max (4.04m max x 2.08m max)

Carpet flooring, radiator and window.

Bathroom

Tiled flooring, sink, bath/shower, shower screen, radiator, w/c and radiator.

Allocated Parking Space

Property includes a covered parking space.









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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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: B

Council Tax
 Band: E

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG112472

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.

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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