



**Connells**

Smithfield House Belgrave Middleway  
Birmingham



### 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 advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

**\*\*NO UPWARD CHAIN\*\* MODERN TWO BED TWO BATH APARTMENT - TOP FLOOR APARTMENT** - Popular b5 location in City Centre. An ideal buy to let or first time purchase. Having two bedrooms, lounge, kitchen, bathroom, ensuite, hallway and allocated parking. Well presented throughout - Viewing advised!

### Entrance Hall

Having laminate flooring, intercom system, radiator, 2x storage - one with washing machine in.

### Kitchen/Living Area

19' 8" x 11' 2" ( 5.99m x 3.40m )  
Part laminate, part carpet flooring, 2x radiators, modern fitted kitchen with wall and base units, work surfaces, hob and oven, extractor fan, sink+drainer, dual aspect windows, integrated fridge/freezer, dishwasher, boiler housed.

### Bedroom One

10' 2" x 8' 10" ( 3.10m x 2.69m )  
Having carpet flooring, radiator, window, built in wardrobe.

### Ensuite

Having laminate flooring, w/c, wash hand basin, shower cubicle, heated towel rail.

### Bedroom Two

12' 1" x 9' 6" ( 3.68m x 2.90m )  
Having carpet flooring, radiator, window.

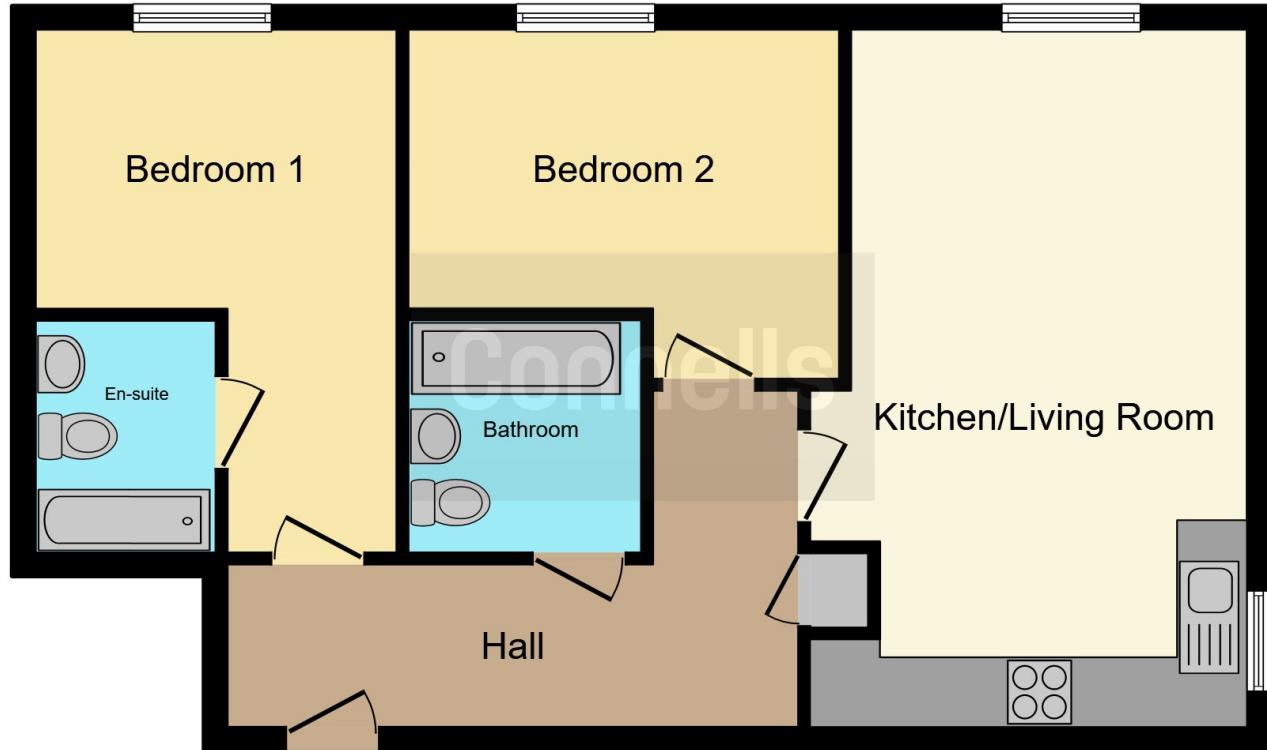
### Bathroom

Bath/shower overhead with shower screen, wash hand basin, w.c, wall mounted heater, partly tiled, spotlights.

### Secure Allocated Parking

Secure Allocated 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](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: B    Council Tax Band: C    Service Charge: 1100.00    Ground Rent: 0.01

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG112728](http://connells.co.uk/Property/DIG112728)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require 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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