



Connells

The Quadrant Sand Pits
Birmingham

The Quadrant Sand Pits Birmingham B1 3RL

for sale offers in the region of
£315,000



Property Description

This enviable location offers everything a tenant or investor would be looking for in a city-centre development, with the very best of the city within easy reach either on foot or by accessible transportation links. Just around the corner from Birmingham Canals and stylish canal-side area of Brindley Place. This key hub for both work and leisure next to the Barclaycard Arena and International Convention Centre is home to some of the city's best upscale bars and restaurants. Canals feature brings options of a beautiful walks, cycling routes or boating trips into the rest of the West Midlands. 10 Minutes walking from city centre attractions or Grand Central Train station.

Approach

Communal entrance.

Lounge/Kitchen

24' 1" x 18' 2" (7.34m x 5.54m)

This open plan living with fully fitted modern kitchen comprising of wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, integrated appliances, double glazed window.

Bedroom One

18' 6" x 19' 5" (5.64m x 5.92m)

Double glazed window to the side, built in wardrobes.

Bedroom Two

14' 4" x 12' 4" (4.37m x 3.76m)

Double glazed window to the rear, built in cupboard.

En-Suite

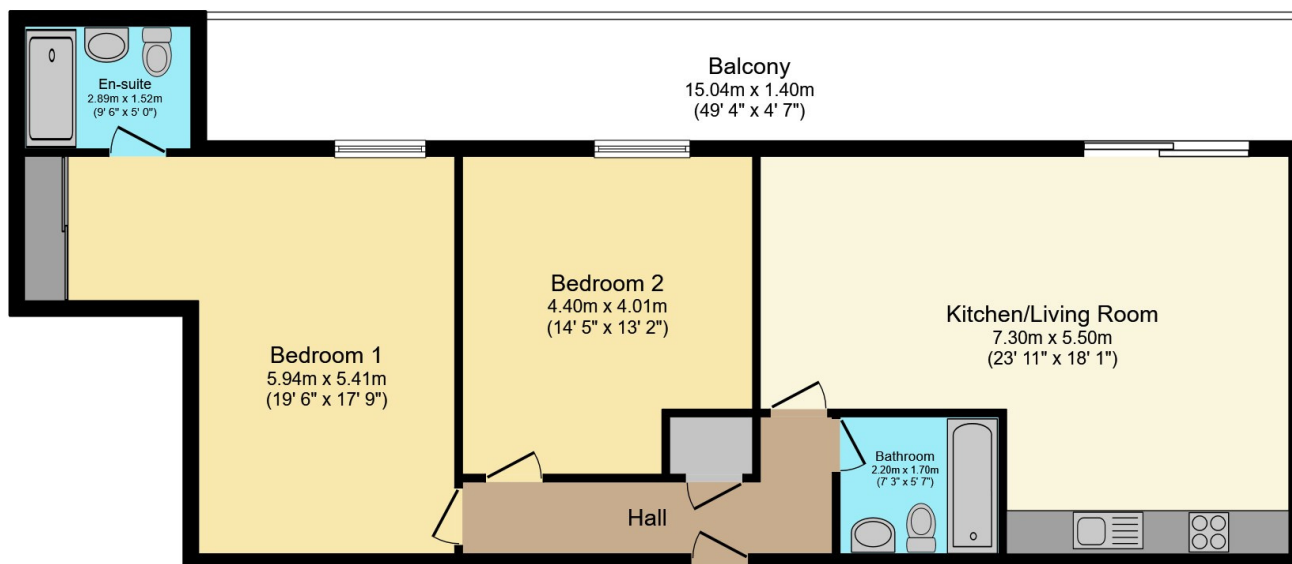
Shower cubicle, vanity wash hand basin, w.c, vanity mirror, tiled.

Bathroom

Bath with shower overhead, vanity wash hand

basin, w.c. vanity mirror, tiled.





Total floor area 91.7 m² (987 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: C

Council Tax
Band: E

Service Charge:
3720.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG113103

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2020. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DIG113103 - 0005

