

for sale

offers over **£210,000**



## Water Street Birmingham B3 1BJ

**NO UPWARD CHAIN & WALKING DISTANCE TO CITY CENTRE**

**LOCATION** - A well presented fourth floor apartment. Situated in a secluded position this apartment is an ideal first time purchase or buy to let investment. Property is a short walk from Train & Metro links and St. Pauls Square local amenities.

# Water Street Birmingham B3 1BJ

## Approach

Communal entrance with access to all floors.

## Open Plan Living

18' 5" x 12' 2" ( 5.61m x 3.71m )

Open plan living with kitchen area comprising of wall and base units, work surfaces over, sink and drainer, induction hob with extractor fan overhead, spotlights, laminate flooring, double glazed window.

Lounge area with wall mounted heater, laminate flooring and double glazed window.

## Bedroom One

9' 2" x 15' 1" ( 2.79m x 4.60m )

Double glazed window, wall mounted heater.

## Bedroom Two

8' 9" x 15' 7" ( 2.67m x 4.75m )

Double glazed window, wall mounted heater.

## Ensuite

Walk in shower cubicle, wash hand basin, w.c, partly tiled.

## Bathroom

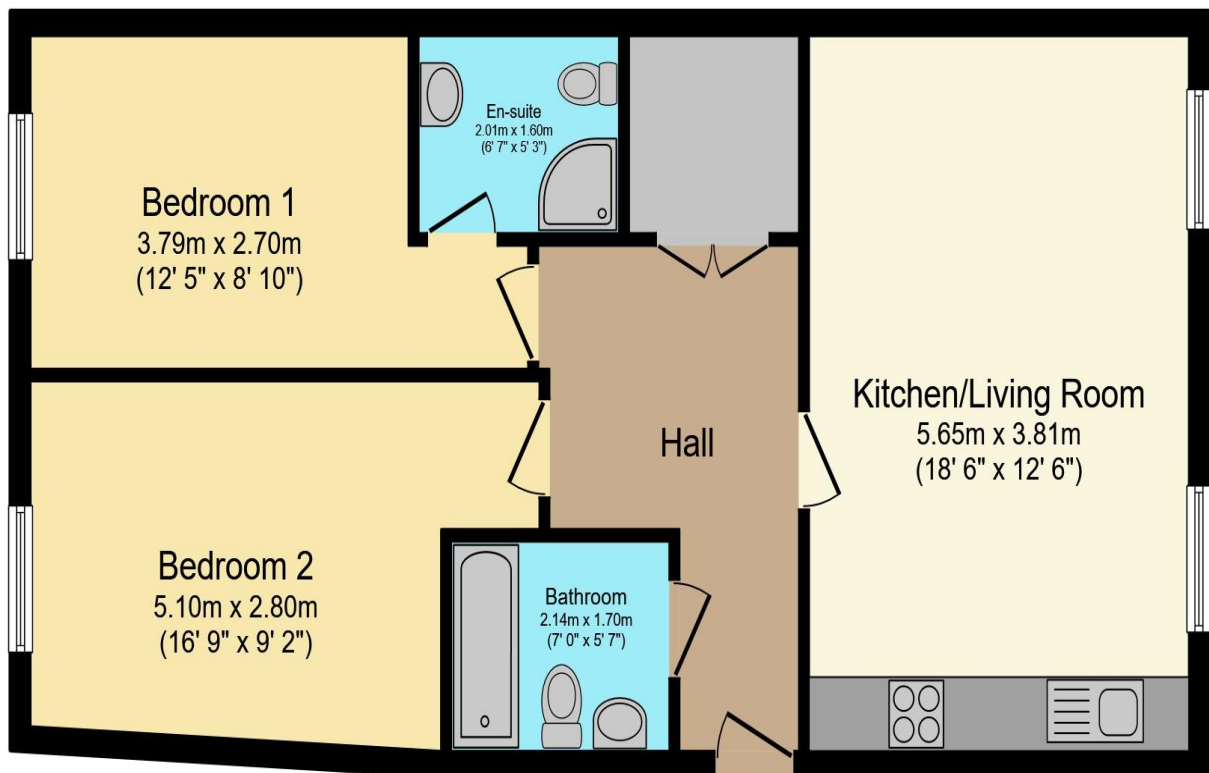
Bath with shower overhead, wash hand basin, w.c, partly tiled.











Total floor area 67.0 m<sup>2</sup> (721 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](http://www.propertybox.io)



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: DIG113098 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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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 nacks.

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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