

for sale

offers in the region of **£230,000**



Smithfield House Belgrave Middleway BIRMINGHAM B5 7FF

****NO UPWARD CHAIN**** MODERN TWO BED TWO BATH APARTMENT - UPPER 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!

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Approach

Communal entrance with access to all floors.

Entrance Hall

Space for appliances.

Lounge/Kitchen

20' 6" x 13' (6.25m x 3.96m)

Modern fitted kitchen comprising of wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, spotlights.

Lounge area with double glazed window to the front.

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)

Double glazed window to the side.

Ensuite

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

Bedroom Two

15' 1" x 10' 2" (4.60m x 3.10m)

Double glazed window to the side.

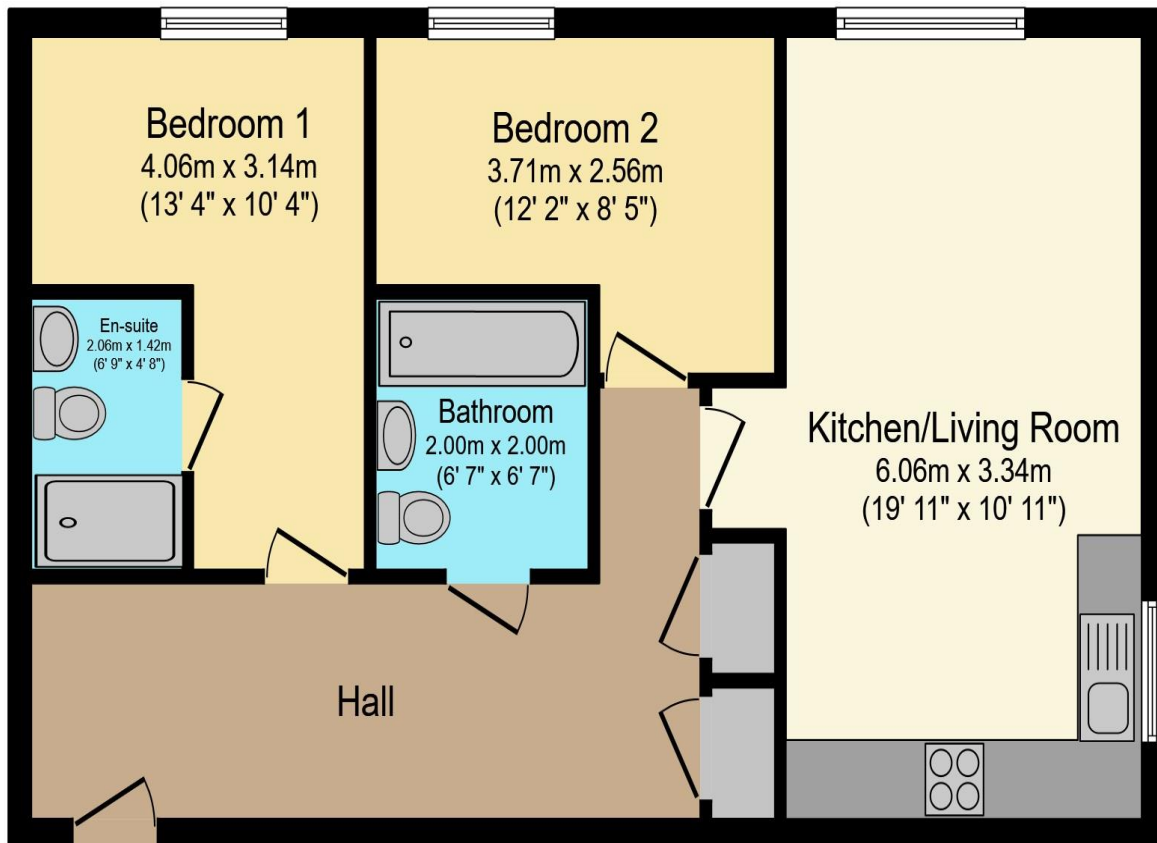
Bathroom

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









Total floor area 61.9 m² (666 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



To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG113112 - 0005

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1300.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DIG113112

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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