

for sale

offers in the region of

**£175,000**



**Washington Wharf Granville Street Birmingham B1  
1NN**

**CANAL WATERSIDE VIEWS - AN IDEAL INVESTMENT or FIRST TIME PURCHASE IN THE CITY.** Property located next to The Cube and Canals. Property comprises of fitted kitchen units, large open plan space, double bedroom and bathroom. NO CHAIN!

# Washington Wharf Granville Street Birmingham B1 1NN

## Approach

Secure entry to Communal entrance with access to all floors.

## Open Plan Living

Open plan living with fully fitted kitchen with wall and base units, sink and drainer, work surfaces over, integrated oven/hob, laminate flooring.

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

## Bedroom One

Built in wardrobe and Juliet balcony with double glazing and wall mounted heater.

## Bathroom

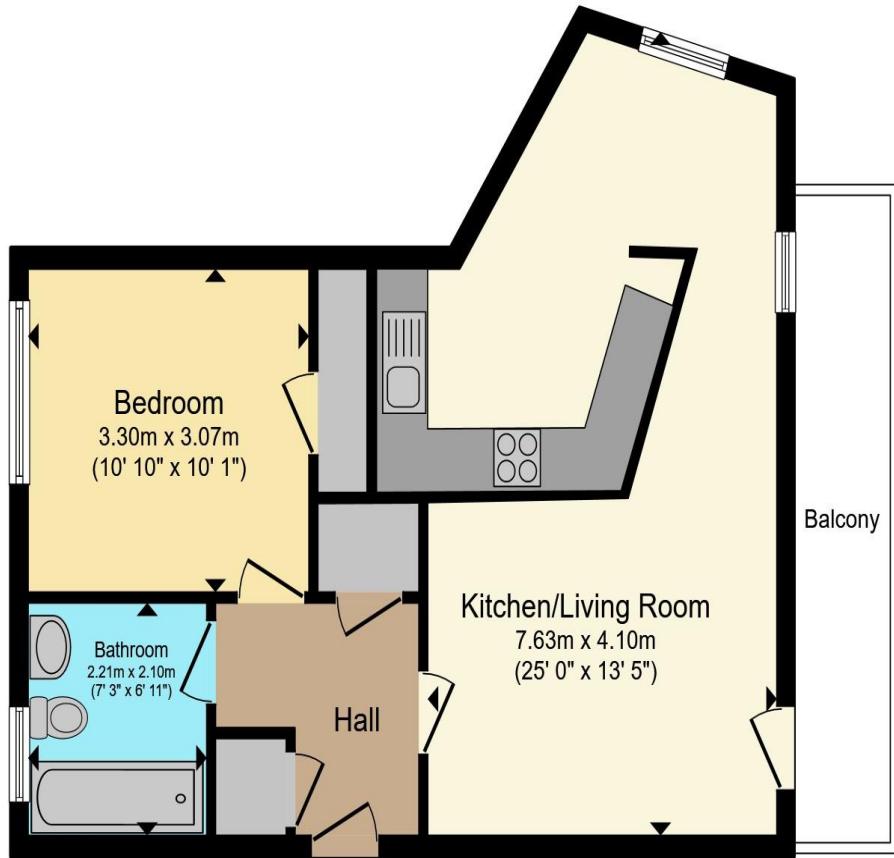
Newly renovated bath with shower overhead, vanity wash hand basin, w.c, wall mounted heater.











Total floor area 53.3 m<sup>2</sup> (574 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)

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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG112046 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/DIG112046](http://connells.co.uk/Property/DIG112046)**

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.

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