

for sale

offers over **£135,000** Leasehold



Fabrick Square Lombard Street Birmingham B12 0AE

**TWO BEDROOM CORNER PLOT APARTMENT WITH ALLOCATED PARKING** - An ideal first time buy or investment. Being a corner plot apartment, having lounge & kitchen, two bedrooms, bathroom & allocated parking.



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# Property Details

## Entrance

Via communal entrance.

## Hallway

Having radiator, intercom, laminate flooring, cupboard.

## Kitchen & Lounge 15' 1" x 12' 9" ( 4.60m x 3.89m )

Window, fitted kitchen, wall and base units, worksurfaces, sink drainer, tiling, cooker, electric storage and plumbing.

## Bedroom 1 14' 1" x 9' 5" ( 4.29m x 2.87m )

Laminate flooring, electric heater, windows & door to balcony.

## Bedroom 2 12' 3" x 8' 3" ( 3.73m x 2.51m )

Laminate flooring, electric heater, windows & door to balcony.

## Bathroom

Bath, shower over, wash hand basin, low level wc, tiling.

## Outside

Communal gardens and allocated parking.





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: DIG113167 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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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