



DEVONSHIRE HOUSE

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**Connells**

Devonshire House Great Charles Street Queensway  
Birmingham





### Property Description

Two bedroom apartment situated in Birmingham's Business District. This property is comprised of two bedrooms, W/C, bathroom, airing cupboard, fully fitted kitchen and open lounge area. The property benefits from having double glazed window. NO CHAIN \*\* CASH BUYERS FOR QUICK SALE\*\*

### Accommodation

Ground floor apartment

### Entrance Hall

Telephone entry system, ceiling light point and wood laminate flooring. Doors leading to lounge/diner/kitchen, W/C and downstairs to bedrooms, bathroom and airing cupboard

### W/c

Low level WC, wash hand basin, ceiling light point and chrome ladder style heated towel rail.

### Lounge/diner/kitchen

11' 8" x 20' 3" ( 3.56m x 6.17m )  
Stainless steel sink with cupboard below, range of wall and floor mounted units, washing machine, fridge/freezer and built in oven and hob with cooker hood above. Wood laminate flooring and two wall mounted electric heaters

### Lower Ground Hallway

Two ceiling light points, wood laminate flooring. Doors to bedroom, bathroom and airing cupboard

### Master Bedroom

11' 9" max x 10' 4" max ( 3.58m max x 3.15m max )  
Rear facing double glazed window, skylight and an electric heater

### Bedroom Two

12' max x 9' 5" max ( 3.66m max x 2.87m max )  
Side facing double glazed window, ceiling light point and electric heater

### Bathroom

Panel bath with shower tap attachment, low level WC, wash hand basin and ceiling light







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/DIG107086](http://connells.co.uk/Property/DIG107086)**

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.



Tenure: Leasehold



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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