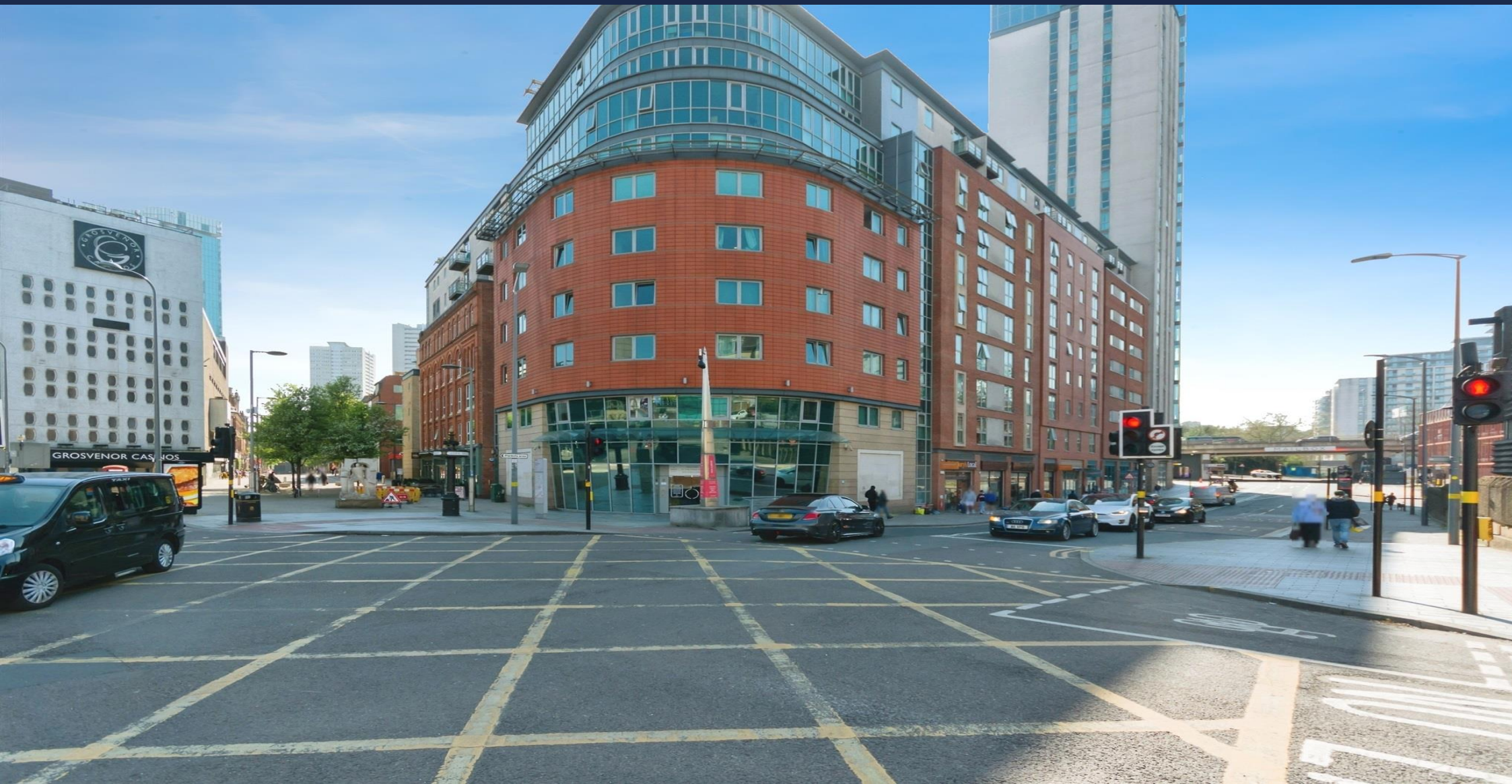


for sale  
**£170,000** Leasehold

**Paul  
Dubberley**



Orion Building Navigation Street Birmingham B5 4AE

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## Property Description

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## Entrance

Access is via intercom door entry with concierge, stairs and lift to all floors.

## Entrance Hall

Having door, electric wall heater, and storage cupboard.

## Lounge/Kitchen

An open plan living area with a double glazed window to the front elevation, electric wall heater, TV point, telephone point, laminate flooring, kitchen area is fully fitted with a range of base units with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric oven and hob, with cookerhood over plumbing for washing machine.

## Bedroom One

An irregular shaped room with a double glazed window to the front elevation and free standing wardrobe and electric wall heater.

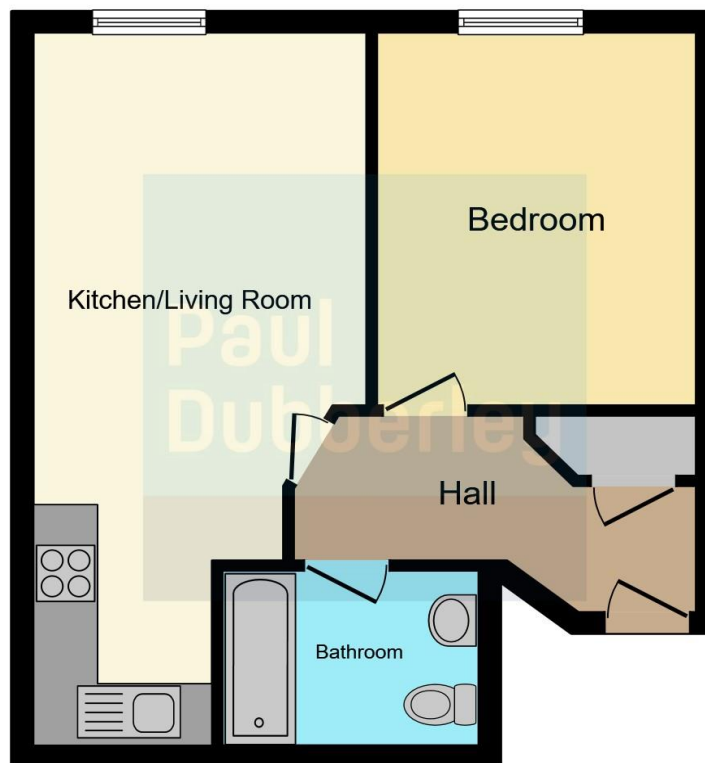
## Bathroom

Having tiled floor, bath with shower over, low level WC, wash hand basin and extractor fan.









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)

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**EPC Rating: C C/T Band C**

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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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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