



Granville Street, Birmingham

- Two Bedroom-Two Bathroom Apartment
- Securely Gated Allocated Parking Space Included
- First Floor
- No Upward Chain
- Excellent City Centre Location close to Broad Street and Mailbox Development
- Large Living Dining Room
- PAS9980 FIRE RISK ASSESMENT: NO REMEDIATION WORK REQUIRED
- EPC Rating - B

By Auction £125,000

Tenure: Leasehold

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Granville Street, Birmingham

DESCRIPTION

*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £125,000 * BIDDING CLOSES 30 OCTOBER 2.30PM * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

An extremely spacious and well presented first floor apartment situated within this popular development within Birmingham City Centre. The two-bedroom-two bathroom apartment provides over 882 sqft of high quality internal accommodation along with securely gated parking for residents. On the doorstep of local amenities within Broad Street, The Cube and Mailbox Developments. Being Sold with No Upward Chain.

The property is accessible from both the central courtyard of the development, as well as the main entrance on Granville Street with secure entry access. The inner communal hallway provides access to both the car park and into the apartment itself which briefly comprises entrance hall, large living and dining room with Juliet balcony overlooking the frontage, a separate fitted kitchen with integrated kitchen appliances, two generously sized double bedrooms including a en-suite shower room to the main bedroom and an additional family bathroom.

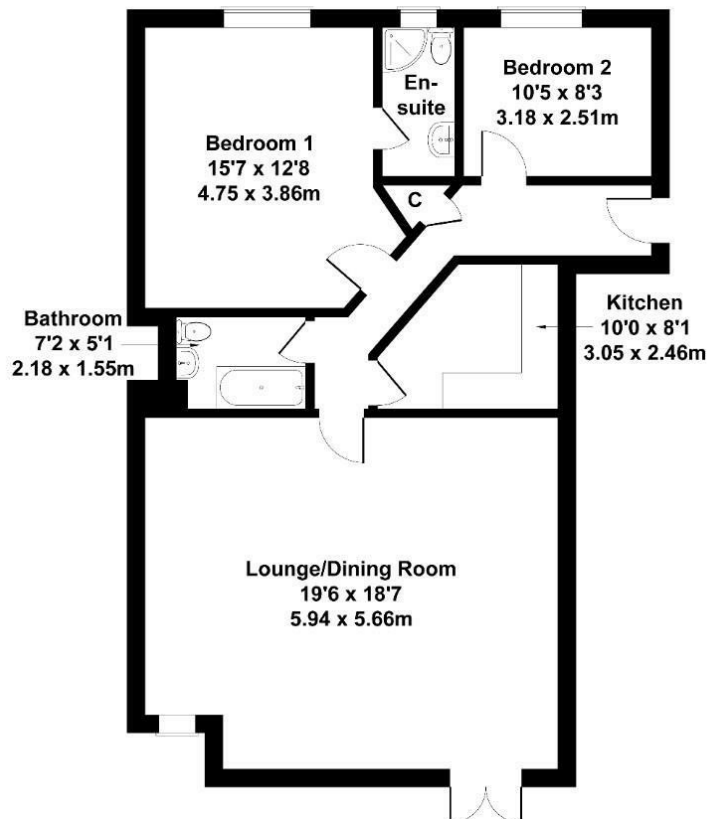
Situated within walking distance to Birmingham's famous Broad Street, the city centre provides excellent business and recreational facilities which includes; the world renowned Symphony Hall, the National Indoor Arena, Birmingham Repertory Theatre, plus a plethora of brasseries, restaurants and coffee shops on your door step.

In addition the newly extended Metro link is now in operation providing excellent means of transport, there is also easy access to the local motorway networks, trains via Birmingham New Street and Five Ways stations as well as multiple regular bus services.



4 Broadwalk Apartments

Approximate Gross Internal Area 92 sq m - 985 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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