



**Clive Passage
Birmingham, B4 6HU**

Guide Price £80,000

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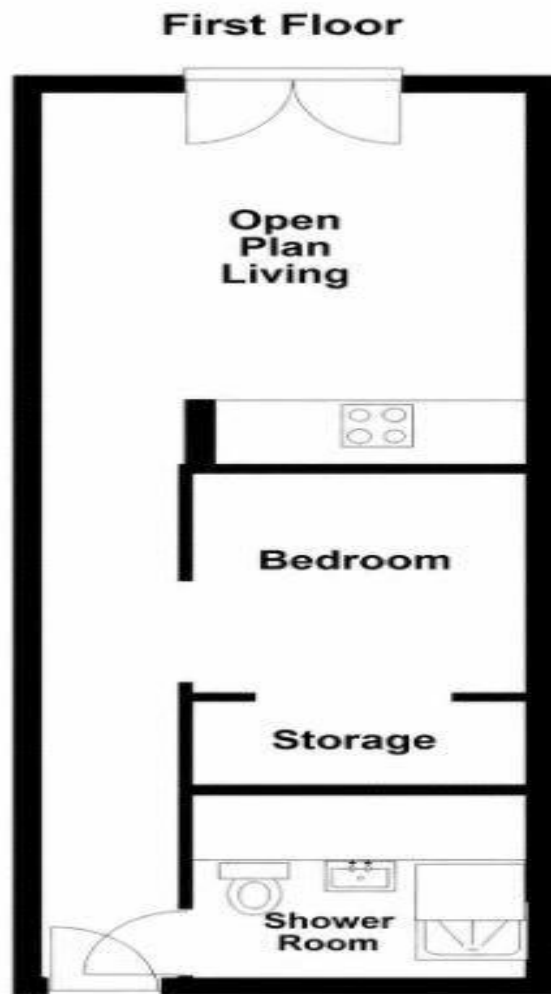


MAIN FEATURES:

- **Well Presented First Floor Apartment**
- **Modern Fitted Kitchen Open Plan to Lounge/Dining Area**
- **Bedroom & Modern Shower Room**
- **Access to Rear Courtyard**
- **No Onward Chain**

Situated in the heart of Birmingham City Centre, this well-presented first-floor apartment at Clive Passage, offers stylish and convenient urban living, ideal for first-time buyers, professionals and investors alike. The accommodation comprises a bright and spacious open-plan lounge and dining area, seamlessly connected to a modern fitted kitchen, creating the perfect space for relaxing and entertaining. From the lounge, there is direct access to a rear courtyard, providing a valuable outdoor space rarely found in city-centre apartments. The property also benefits from a good-sized bedroom and a contemporary fitted shower room finished to a high standard.

Clive Passage enjoys an excellent central location, with Birmingham's vibrant business district, Colmore Row and the Jewellery Quarter all within easy reach. Residents can enjoy a wide range of restaurants, cafés, bars, shops and leisure facilities nearby, whilst excellent transport links include Birmingham Snow Hill, New Street and Moor Street stations, providing convenient connections across the region and beyond. Combining modern accommodation with an enviable city-centre location, this attractive apartment presents an excellent opportunity to enjoy all that Birmingham has to offer, whether as a home or investment purchase.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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