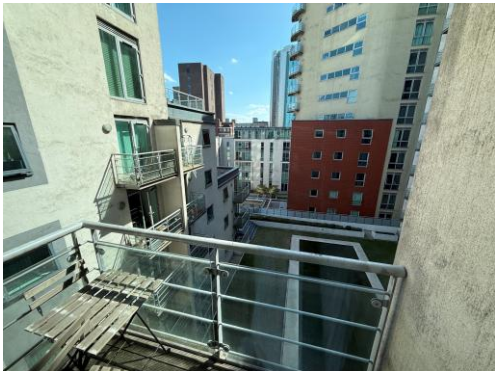




# Orion Building Navigation Street Birmingham B5 4AB

for sale  
**£150,000**



## Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

This is a great opportunity to acquire a well-presented upper floor flat in the heart of Birmingham City Centre. The property is conveniently located to be within walking distance of everything that Birmingham City Centre has to offer, including a plethora of Bars, restaurants, shops, amenities, entertainment venues, as well as having the Bull Ring and excellent transport links such as New Street Station.

## Entrance Hall

Laminate flooring, radiator, with two storage cupboard and intercom system

## Kitchen / Living Area

24' 1" x 11' 3" ( 7.34m x 3.43m )

Comprising of a range of wall and base units, sink and drainer, oven with hob, extractor fan overhead and integrated white goods. Open plan to lounge with step out balcony.

## Bedroom One

10' 2" x 8' 9" ( 3.10m x 2.67m )

Laminate flooring, radiator and double glazed window.

## Ensuite

Shower, w/c, sink, wash hand basin and heated towel rail.

## Bedroom Two

10' 7" x 9' 3" ( 3.23m x 2.82m )

Laminate flooring, radiator and double glazed window.

## Bathroom

Bath with shower, w/c, sink, wash hand basin and heated towel rail

## Secure Parking

Underground 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

EPC Rating: C

Council Tax  
Band: F

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG114097](https://connells.co.uk/Property/DIG114097)**

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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Property Ref: DIG114097 - 0002