



Connells

Belgravia Close
Birmingham



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 advice should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

A SPACIOUS WELL MAINTAINED FOUR BEDROOM TOWNHOUSE offering one reception room and being extremely well situated for access to the City Centre and with amenities nearby. Located just a short distance from Birmingham City Centre, with excellent transport links, schools, and amenities nearby — this property offers the perfect blend of comfort, space, and location. Whether you're looking to move in or invest.

Downstairs Reception Hall, Guest Cloakroom, Sitting Room, Well Appointed Kitchen, Bedroom. Upstairs, Three Bedrooms and Bathroom with Shower. Double Glazing. Gardens to Front and Rear. *Viewing Highly Recommended*

Approach

Slabbed to front with bushes.

Entrance Hall

LVT flooring, storage cupboard and radiator. Leading to:

Downstairs W.C

Tiled flooring and walls, double glazed window, radiator, basin, w/c

Kitchen

19' 7" x 11' (5.97m x 3.35m)
Fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead, fridge/freezer, 2x radiator, laminate flooring, double glazed windows to front and rear, and door into rear garden.

Lounge

15' 8" x 11' 11" (4.78m x 3.63m)
Laminate flooring, radiator and sliding door proving access to rear garden

Bedroom Four / Study

9' 7" x 7' 1" (2.92m x 2.16m)
Laminate flooring, radiator, double glazed window. Downstairs room currently used as a 4th bedroom.

Landing

Carpet flooring, two storage cupboard. Leading to:

Bedroom One

19' 8" x 8' 5" (5.99m x 2.57m)

Carpet flooring, radiator, double glazed window to front and rear

Bedroom Two

9' 5" x 12' 3" (2.87m x 3.73m)

Carpet flooring, radiator, double glazed window

Bedroom Three

13' 7" x 10' 5" (4.14m x 3.17m)

Carpet flooring, radiator, double glazed window

Bathroom

LVT flooring, double glazed window, bath with shower over, shower screen, w/c, basin and heated towel rail.

Rear Garden

Grass and paved rear garden with fenced boundaries.

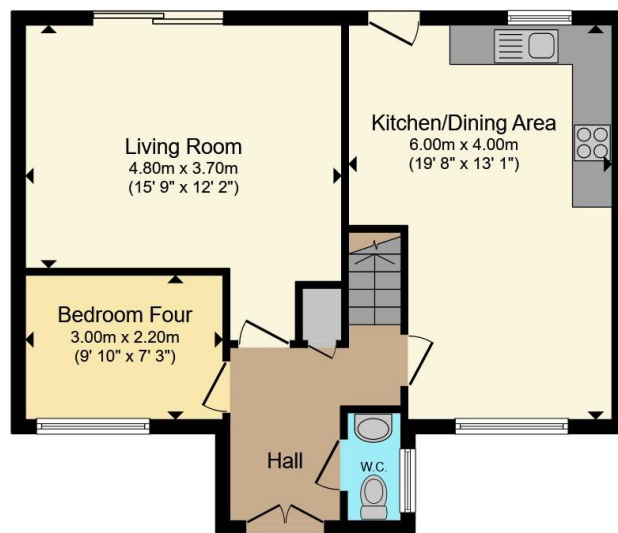
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

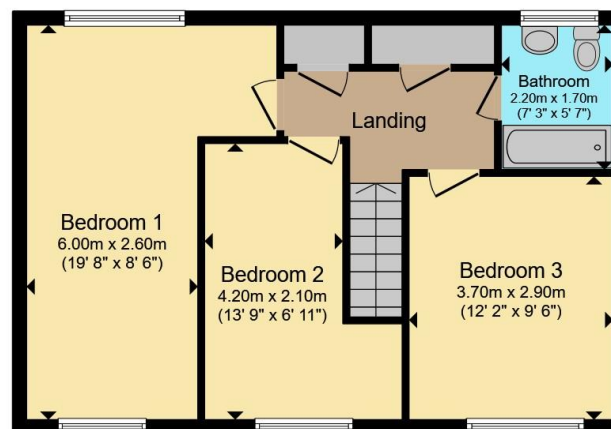








Ground Floor



First Floor

Total floor area 110.8 m² (1,192 sq.ft.) approx

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.propertybox.io

Connells

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DIG113736



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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