

for sale

offers over **£440,000**



## Hope Street Birmingham B5 7EW

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# Hope Street Birmingham B5 7EW

## Approach

Door to the front, allocated parking to the rear and EV charger.

## Entrance Hall

Doors off to:

## Ground Floor W.C

W.c, wash hand basin, radiator.

## Study

9' 1" x 6' 1" ( 2.77m x 1.85m )

Double glazed window and radiator.

## Kitchen/Dining Room

20' 1" x 12' 2" ( 6.12m x 3.71m )

The apartment features a sleek, modern kitchen designed to maximise both style and functionality. Its open-plan layout allows it to flow seamlessly into the living space, creating an inviting area perfect for cooking, dining, and entertaining. Clean lines, contemporary finishes, and thoughtful design touches make this kitchen a standout feature of the home.

Fully equipped with integrated appliances, including an oven, hob, extractor fan, spotlights, laminate flooring, and fridge-freezer, the kitchen offers all the essentials for everyday living. Ample cabinet space and smart storage solutions keep the area clutter-free, while the spacious worktops provide plenty of room for meal preparation.

Dining area with patio doors opening into rear garden.

## First Floor

Doors off to:

## Living Room

13' x 11' 11" ( 3.96m x 3.63m )

Laminate flooring, double glazed windows.

## Bedroom One

11' x 10' ( 3.35m x 3.05m )

## En-Suite

7' 1" x 5' 2" ( 2.16m x 1.57m )

Walk-in shower cubicle, low-level WC, wash-hand basin, tiled.

## Second Floor



Doors off to:

### **Bedroom Two**

13' x 11' 6" ( 3.96m x 3.51m )

Double glazed window,

### **Bedroom Three**

13' x 9' 5" ( 3.96m x 2.87m )

### **Family Bathroom**

6' 5" x 5' 7" ( 1.96m x 1.70m )

The bathroom is well presented and fitted with a modern suite comprising a panelled bath with shower over, low-level WC, wash-hand basin, tiled, tiled flooring,

### **Rear Garden**

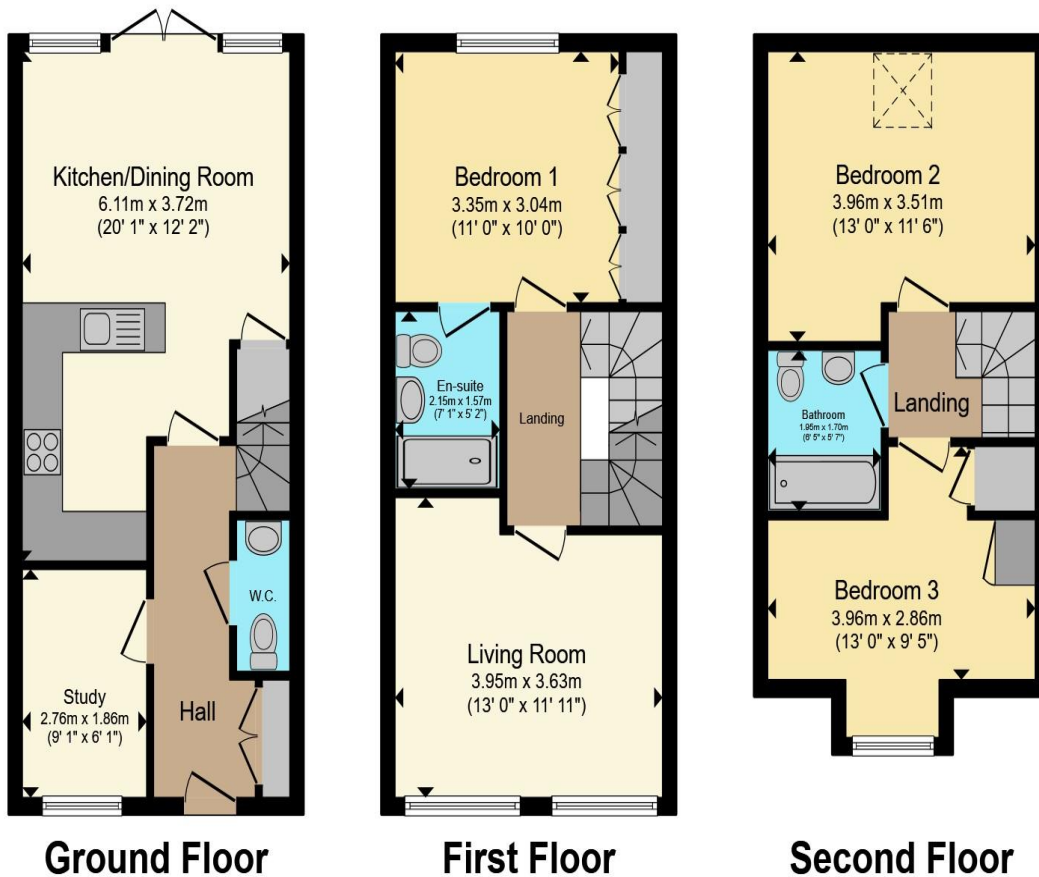
Patio area with lawn beyond.

### **Agents Note**

The top-floor bedrooms have Mitsubishi Zen air conditioning units installed.







Total floor area 103.5 m<sup>2</sup> (1,114 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](http://www.propertybox.io)



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145 Great Charles Street Queensway  
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Property Ref: DIG113485 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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