



Connells

Clement Street  
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.

**\*NO UPWARD CHAIN\* \*ALLOCATED PARKING\*** Connells are proud to offer to market this well presented TWO double bedroom apartment located within the city centre. The property benefits from allocated parking, separate kitchen, living room, family bathroom and hallway with high ceilings and storage cupboards.

## Approach

Communal entrance with access to all floors.

## Entrance Hall

Intercom system, storage, radiator.

## Lounge

15' x 9' ( 4.57m x 2.74m )

Double glazed bay window, radiator.

## Kitchen

10' x 6' ( 3.05m x 1.83m )

Fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point with extractor fan overhead, partly tiled, integrated fridge/freezer & washing machine.

## Bedroom One

9' x 9' ( 2.74m x 2.74m )

Double glazed window, built in wardrobe, carpet flooring and radiator.

## Bedroom Two

15' x 9' ( 4.57m x 2.74m )

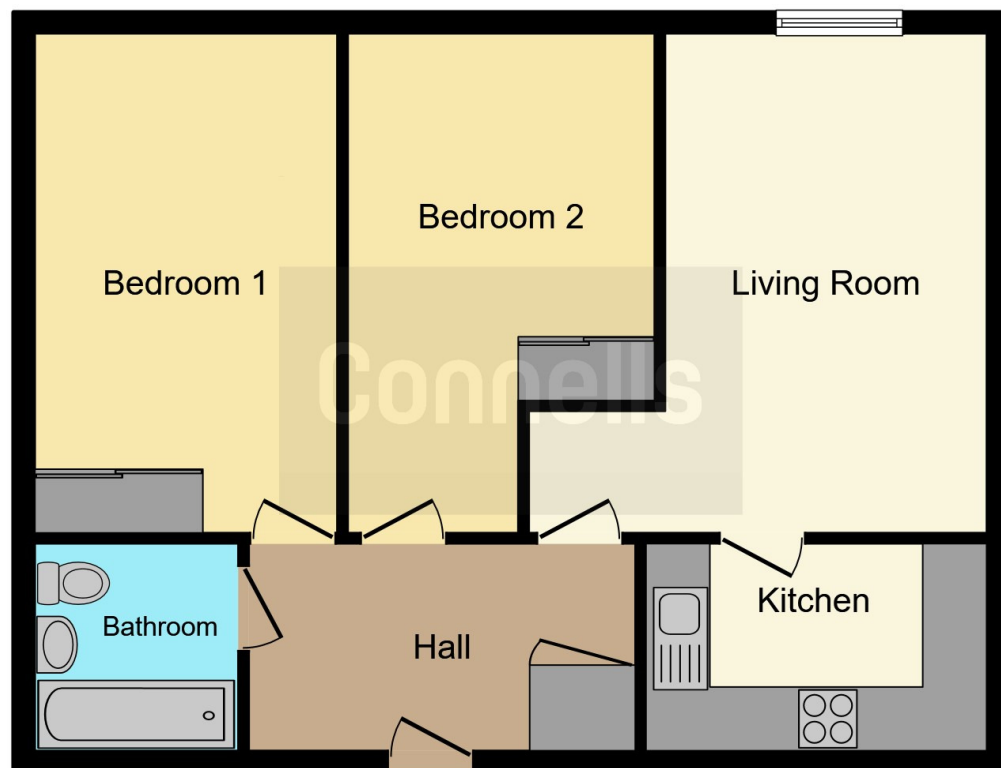
Double glazed window, built in wardrobe, carpet flooring and radiator.

## Bathroom

Bath with shower overhead, wash hand basin, w.c, heated towel rail, partly tiled.







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.focalagent.com](http://www.focalagent.com)

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: D

Council Tax  
 Band: D

Service Charge:  
 3470.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG112865](http://connells.co.uk/Property/DIG112865)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DIG112865 - 0007

