

Property details approval form

109 Upper Marshall Street, Birmingham, West Midlands, England, B1 1LJ
Date: 17 December 2025 **Property Ref and Version:** DIG110730 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

O Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £120,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: Awaited
- > SOUGHT AFTER LOCATION NEXT TO THE MAILBOX
- > FANTASTIC TRANSPORT LINKS CLOSE BY
- > WALKING DISTANCE TO GRAND CENTRAL
- > GROUND FLOOR
- > SUITABLE FOR INVESTORS
- > MOTIVATED SELLER

○ Short Description

MODERN ONE BEDROOM APARTMENT SITUATED NEXT TO 'THE MAILBOX' - Situated in a sought after location property offers one bedroom + open plan living + bathroom + private terrace. Property is a 'MUST VIEW' and offers spacious living accommodation and high rental income for investors.

○ Long Description

CASH OFFERS ONLY - POTENTIAL £900PCM RENTAL INCOME CAN BE ACHIEVED HERE VIA CONNELL LETTINGS SERVICE - A FANTASTIC INVESTMENT FOR PURCHASERS - NO ESW1 CURRENTLY BUT PLANS ARE IN PLACE TO BE DONE IN YEARS TO COME!

○ Directions

○ Agents Note

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○ Room Description

Approach

Open Plan Living

11' 5" x 29' 8" (3.48m x 9.04m)

Kitchen comprising of wall and base units, work surfaces, cooker point, sink and drainer.

Bedroom One

9' 1" x 14' (2.77m x 4.27m)

Fitted wardrobes.

Bathroom

Bath with shower overhead, wash hand basin, w.c, fully tiled.

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○ Floor Plan



Total floor area 56.7 m² (610 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

○ Approval

Signature

Date

Keanu Griffiths		
Mr C. To		