

for sale

offers over **£165,000** Leasehold



## Upper Highgate Street Birmingham B12 0YB

Situated in a convenient and well-connected area of Birmingham, this attractive property offers a fantastic opportunity for homeowners and investors alike. Boasting a blend of space, practicality, and potential, the property is ideally positioned close to local amenities, transport, and the city.

Residential Sales & Lettings | Mortgage Services |  
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- Energy Rating: D
- Double glazing (where applicable)
- Central heating
- Strong rental and resale potential
- Convenient access to local schools, shops, and transport routes



# Property Details

## Porch

## Hall

## Kitchen/Diner

13' 4" x 8' 7" (4.06m x 2.62m)

## Living Room

16' 3" x 10' 8" (4.95m x 3.25m)

## Bedroom One

14' 2" x 9' 3" (4.32m x 2.82m)

## Bedroom Two

14' 1" x 7' 2" (4.29m x 2.18m)

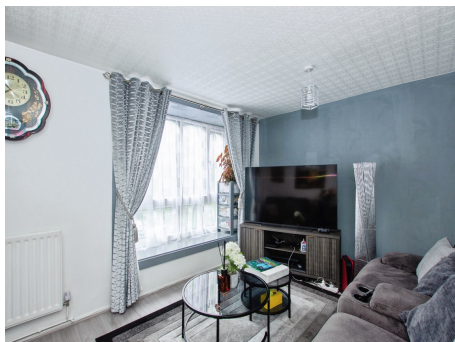
## Bedroom Three

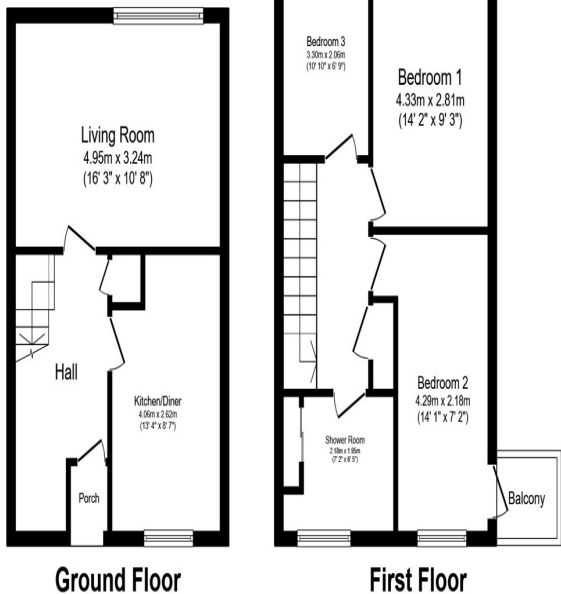
10' 10" x 6' 9" (3.30m x 2.06m)

## Shower Room

7' 2" x 6' 5" (2.18m x 1.96m)

## Balcony





Total floor area 79.5 sq.m. (856 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.focagent.com](http://www.focagent.com)

To view this property please contact Connells on

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BIRMINGHAM B14 7BW

Property Ref: KTH311049 - 0007

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 May 2019. 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.

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