



## Birmingham , City Centre, Birmingham

£115,000



Leasehold | EPC rating: B

- B5 Central
- Affordable Housing Scheme  
Registered

- City centre Location
- Open plan kitchen diner
- Ground Floor

## Description

The modern kitchen is fitted with a range of integrated appliances and ample storage, seamlessly connecting to the living and dining space. The apartment offers generously proportioned bedrooms, designed to provide comfort and practicality, whilst the stylish bathroom features high-quality fixtures and fittings throughout.

Smithfield House is ideally positioned for easy access to Birmingham's extensive amenities, including the Bullring Shopping Centre, New Street Station, the Chinese Quarter, and a wide selection of restaurants, bars, and entertainment venues. Excellent transport links make this an ideal for buyers that are registered for the affordable house scheme.

Offering a combination of convenience, comfort, and city-centre lifestyle, this attractive apartment presents an excellent opportunity to acquire a modern home in one of Birmingham's most vibrant locations.

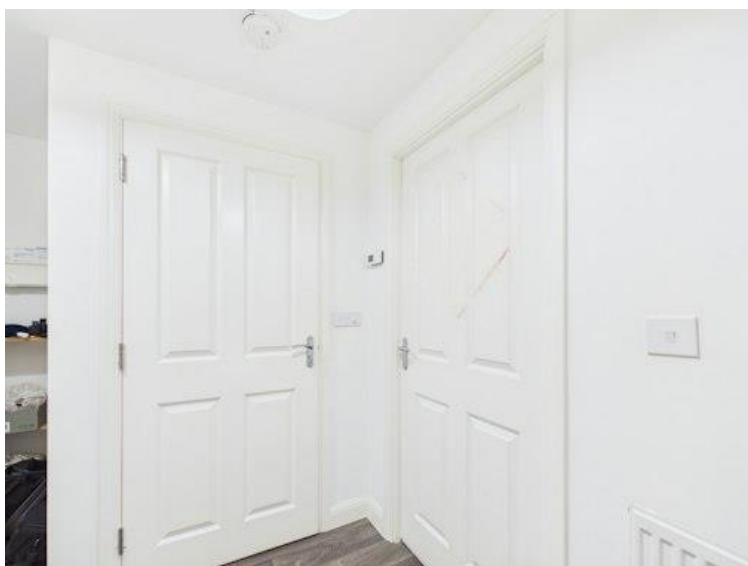
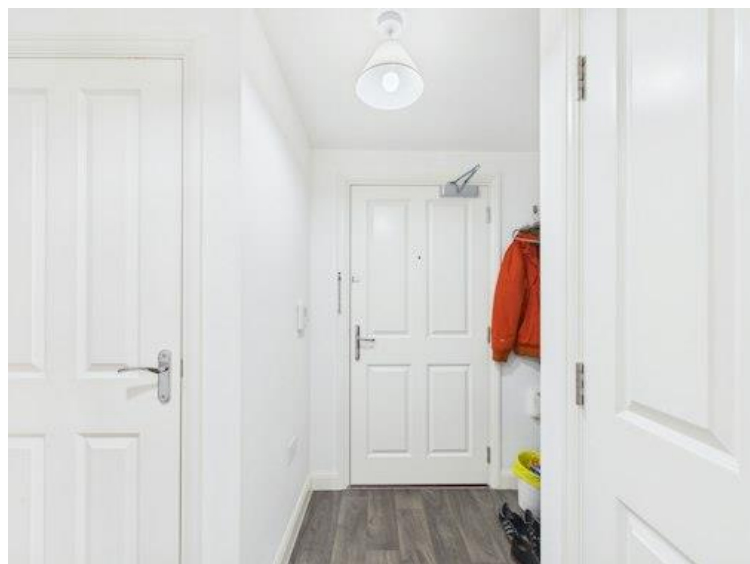
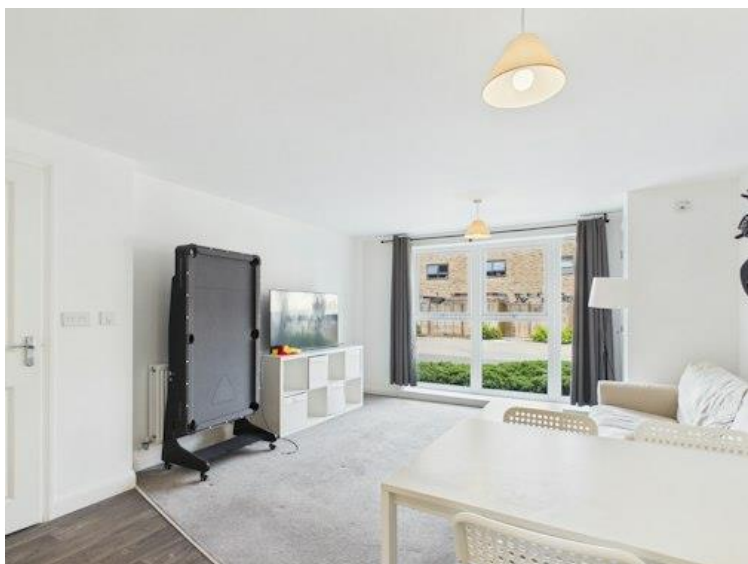
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof /source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use GoTo Group to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £40.00 + VAT per buyer / donor will be required to be paid to the GoTo Group direct when an offer is agreed and prior to a sales memorandum being issued.

All Buyers must be affordable House Scheme Registered

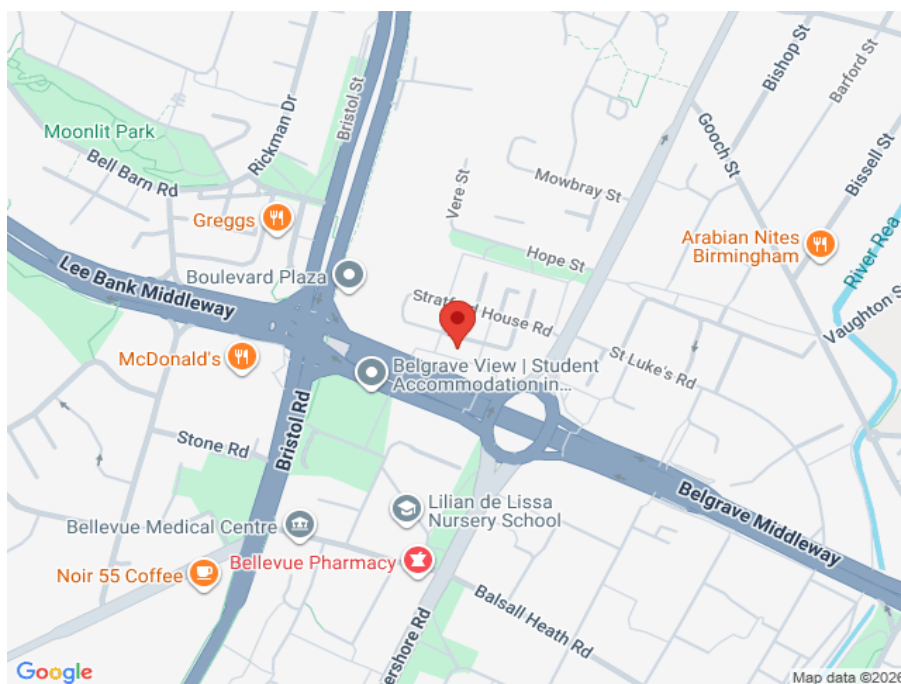
## Floorplan



## Photographs



## Map



## Notes

EPC Rating:

**B**

Tenure:

**Leasehold 992 Years Remaining**

Service Charge:

**£1,353 per year**

Council Tax Band:

**B**