



LEASEHOLD

Apartment

# APARTMENT 38 THE HUB, 1 CLIVE PASSAGE, BIRMINGHAM, B4 6HU

Asking price

## £175,000

### FEATURES

- LARGE BALCONY WITH CANAL VIEWS
- EXCELLENT CONDITION THROUGHOUT
- 2 MINUTE WALK TO SNOW HILL STATION / COLMORE ROW
- \*\*EWS1 PASSED\*\*
- TWO DOUBLE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS & INVESTORS
- PRIME INVESTMENT LOCATION



# 2 Bedroom Apartment located in Birmingham

Welcome to this beautifully presented apartment located in the heart of Birmingham, specifically at Hub, Clive Passage, B4. This modern property, built in 2008, offers a generous living space of 635 square feet, making it an ideal choice for both first-time buyers and investors alike.

The apartment features two well-proportioned bedrooms, perfect for accommodating family or guests. The single bathroom is designed with contemporary fittings, ensuring comfort and convenience. The reception room is inviting and spacious, providing a lovely area for relaxation or entertaining.

One of the standout features of this property is the large balcony, which boasts stunning views of the nearby canal. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day.

Situated just a two-minute walk from the business district and Snow Hill Station, this location is exceptionally convenient for commuters and professionals. The area is also a prime investment opportunity, with ongoing regeneration projects nearby that promise to enhance the local environment and amenities.

In summary, this apartment not only offers a stylish and comfortable living space but also benefits from a fantastic location in Birmingham. Whether you are looking to make it your home or seeking a lucrative investment, this property is certainly worth considering.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

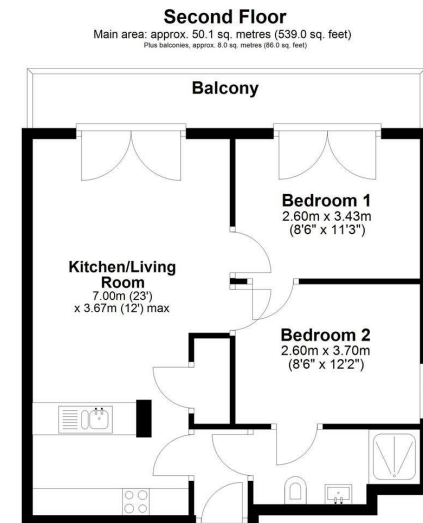
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**Council Tax Band**

**C**



Main area: Approx. 50.1 sq. metres (539.0 sq. feet)  
Plus balconies, approx. 8.0 sq. metres (86.0 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

