

FREEHOLD



House - Semi-Detached

# 8 OLD BANK TOP, BIRMINGHAM, B31 3XD

Offers in the region of

## £212,000

### FEATURES

- Spacious 2-bedroom flat
- Purpose-built in 1980
- Cosy reception room
- Modern bathroom
- Located in Old Bank Top
- Close to Birmingham amenities
- Easy access to transport links
- Ideal for small families



**CITY COMFORT**  
UK Properties Specialist



# 2 Bedroom House - Semi-Detached located in Birmingham

Nestled in the charming area of Old Bank Top, Birmingham, this purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 657 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat comprises two spacious bedrooms, providing ample space for rest and privacy. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bathroom is functional and well-maintained, catering to all your daily needs.

Constructed in 1980, this property combines modern living with a touch of classic charm. Its location in Birmingham ensures easy access to local amenities, including shops, parks, and public transport links, making it an ideal choice for both first-time buyers and those looking to downsize.

Whether you are seeking a vibrant urban lifestyle or a peaceful retreat, this flat in Old Bank Top presents an excellent opportunity to enjoy the best of both worlds. Don't miss the chance to make this lovely property your new home.

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Council Tax Band

B

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (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  |

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.