

for sale

offers over **£230,000**



## Beaufort House Newhall Street Birmingham B3 1PB

**A LARGER THAN AVERAGE UPPER FLOOR APARTMENT WITH NO UPWARD CHAIN.-** Having a spacious lounge with open plan kitchen area, two good size bedrooms, bathroom, ensuite & concierge. Property is located in the heart of Birmingham City Centre.

# Beaufort House Newhall Street Birmingham B3 1PB

## Approach

Communal entrance with access to all floors.

## Open Plan Living

21' 11" x 12' 6" ( 6.68m x 3.81m )

Fully fitted kitchen with wall and base units, work surfaces, sink and drainer, oven/hob with extractor fan overhead, integrated appliances, spotlights, tiled, laminate flooring, wall mounted heater.

Lounge area with double glazed window, laminate flooring.

## Bedroom One

14' 3" x 9' 5" ( 4.34m x 2.87m )

Double glazed window, wall mounted heater, laminate flooring.

## Ensuite

6' 11" x 5' 3" ( 2.11m x 1.60m )

Modern shower cubicle, wash hand basin, w.c, fully tiled, vanity mirror.

## Bedroom Two

14' 7" x 8' 3" ( 4.45m x 2.51m )

Double glazed window.

## Bathroom

6' 11" x 5' 7" ( 2.11m x 1.70m )

Modern bath with shower overhead, wash hand basin, w.c, vanity mirror, fully tiled.

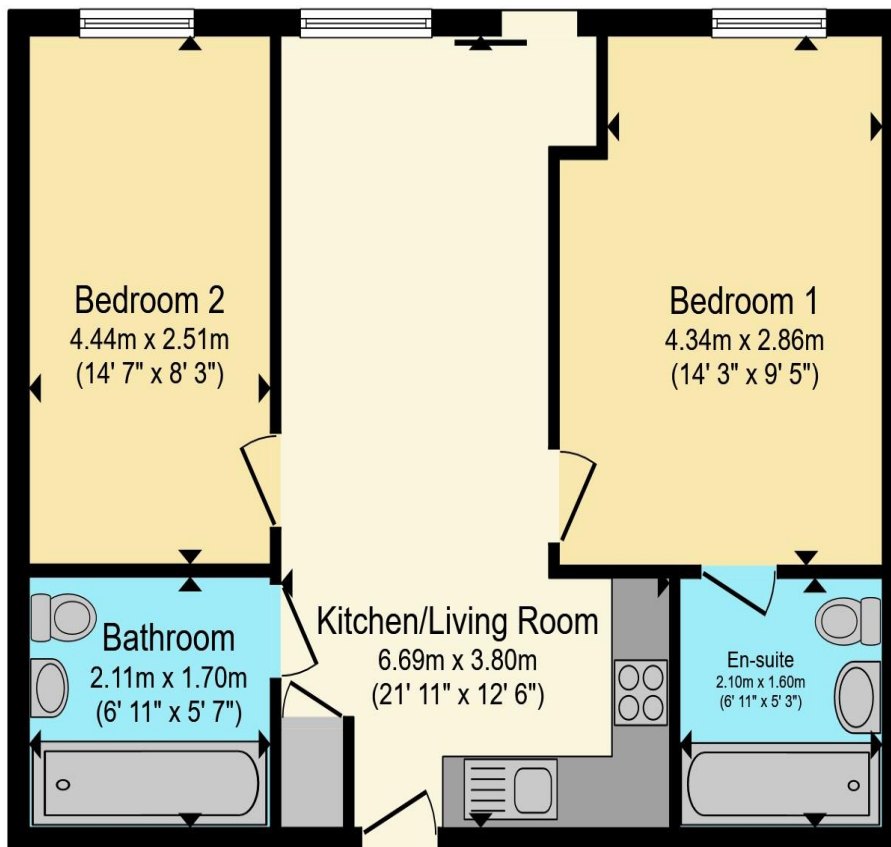












Total floor area 58.9 m<sup>2</sup> (634 sq.ft.) approx

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](http://www.propertybox.io)



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145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG113342 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

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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