



**Severn House Severn Street, Birmingham B1 1QN**

**welcome to**

## **Severn House Severn Street, Birmingham**

\*\*\* IMMACULATEDLY PRESENTED \*\*\* TWO - BEDROOM APARTMENT \*\*\* LARGE PRIVATE TERRACE \*\*\* CITY CENTRE LOCATION \*\*\* LARGE OPEN PLAN LIVING SPACE \*\*\* BRAND NEW KITCHEN AND APPLIANCES \*\*\* MODERN BATHROOM \*\*\* CITY VIEWS \*\*\*

### **Agent Note**

This property is council tax band D.

### **Lounge**

23' x 20' ( 7.01m x 6.10m )

Double glazed window & door to terrace, electric radiator, built in storage with plumbing for utilities. (Irregular shaped room).

### **Kitchen**

12' x 5' ( 3.66m x 1.52m )

Open-plan with living area, range of wall & base units with worktops over, extractor hood, induction hob, integrated oven & fridge freezer, glass breakfast bar, sink & drainer, quooker tap, immaculate condition.

### **Bedroom 1**

13' x 9' ( 3.96m x 2.74m )

Double glazed window, electric radiator.

### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )

Double glazed window to terrace, electric radiator.

### **Bathroom**

Tiles to splash-prone areas, heated towel rail, shower over bath, low level flush w/c, wash hand basin with mixer tap.

### **Terrace**

Private roof terrace.





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## Severn House Severn Street, Birmingham

- Immaculately presented.
- City centre.
- Close to Mailbox.
- Two double bedrooms.
- Large private terrace.

Tenure: Leasehold EPC Rating: B

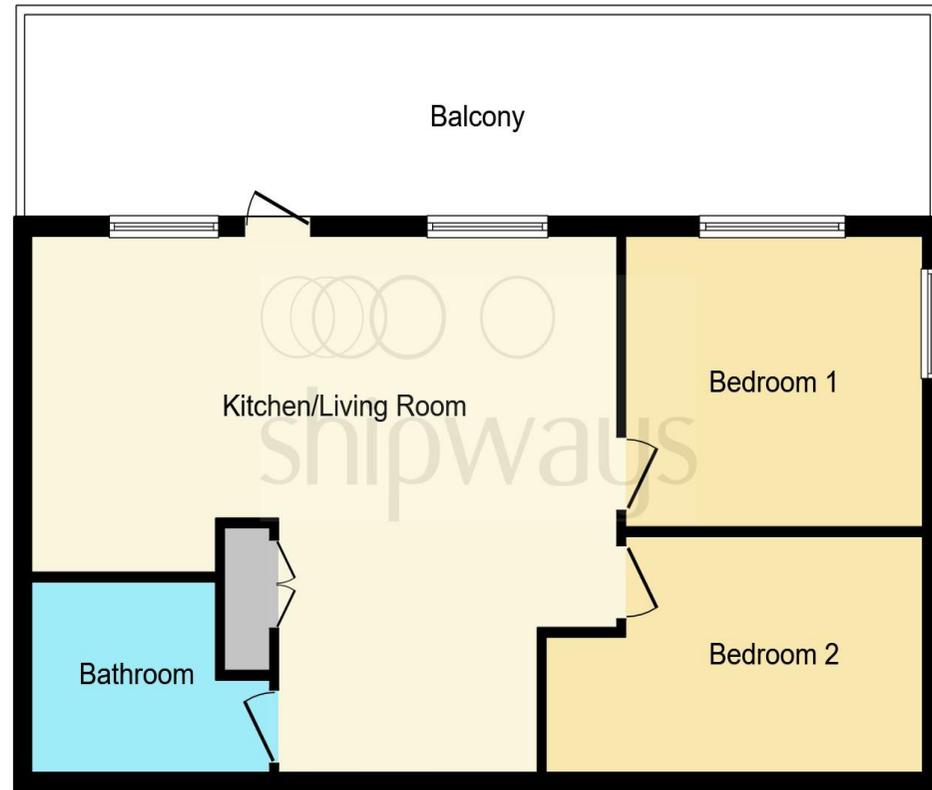
Council Tax Band: D Service Charge: 2600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 249 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£290,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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