

for sale

offers in the region of **£170,000**



## City Heights Old Snow Hill Birmingham B4 6HW

WELL PRESETNED - IDEAL FOR COMMUTERS IN THE CITY CENTRE.-  
A short walk to train station & metro link is this two bedroom apartment.  
Having secure outdoor and underground parking, two bedrooms, en-suite bathroom, lounge, kitchen, bathroom, hallway and large balcony with city views.

# City Heights Old Snow Hill Birmingham B4 6HW

## Approach

Communal entrance with access to all floors.

## Open Plan Living

17' 5" x 15' 1" ( 5.31m x 4.60m )

Fully fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, integrated dishwasher.

Lounge area with full length double glazed sliding glass doors with balcony access.

## Bedroom One

11' 5" x 10' 10" ( 3.48m x 3.30m )

Double glazed window.

## En Suite

5' 10" x 5' 9" ( 1.78m x 1.75m )

Shower cubicle, wash hand basin, w.c, tiled.

## Bedroom Two

9' 6" x 7' 11" ( 2.90m x 2.41m )

Double glazed window.

## Bathroom

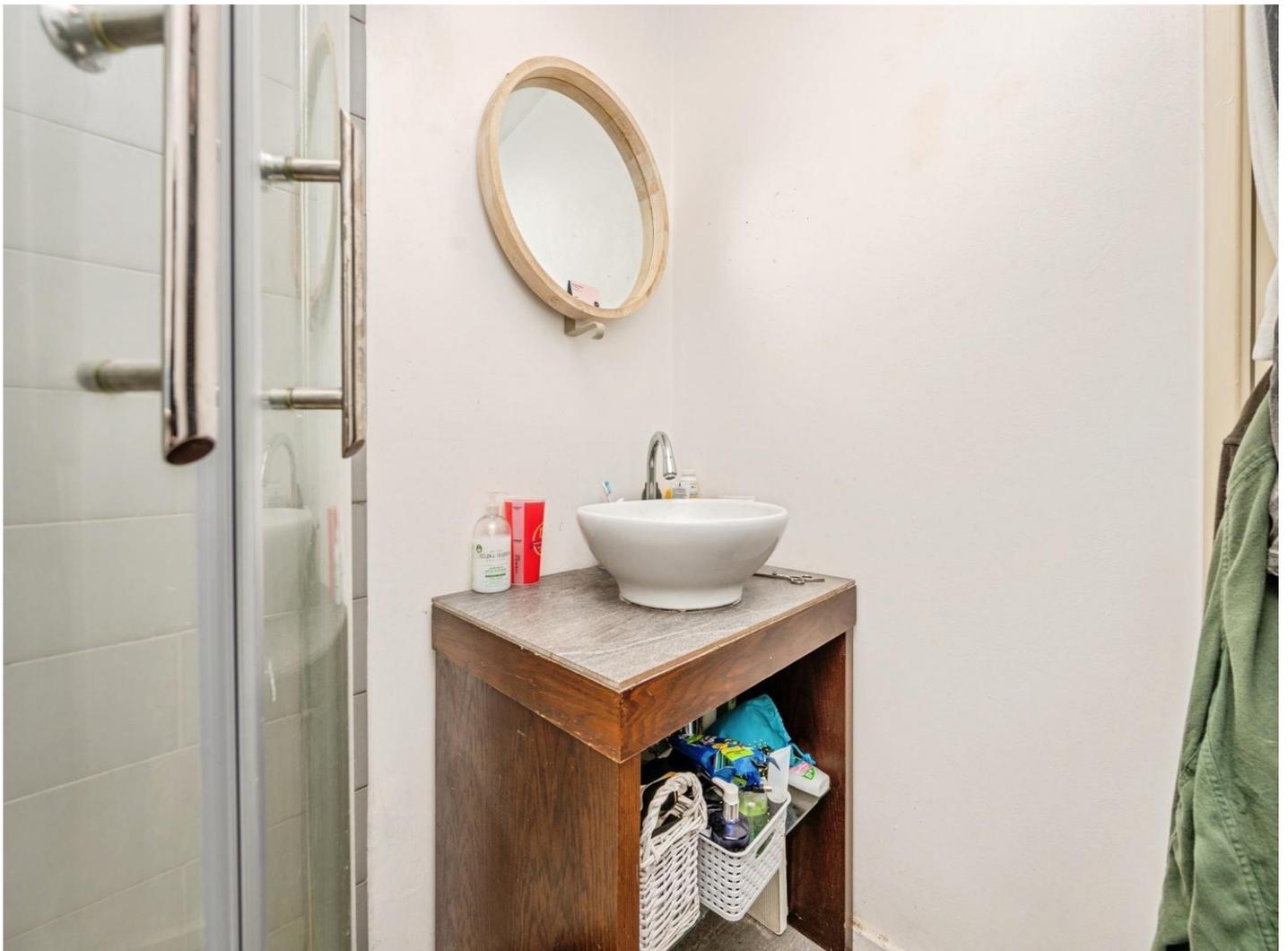
7' 10" x 5' 10" ( 2.39m x 1.78m )

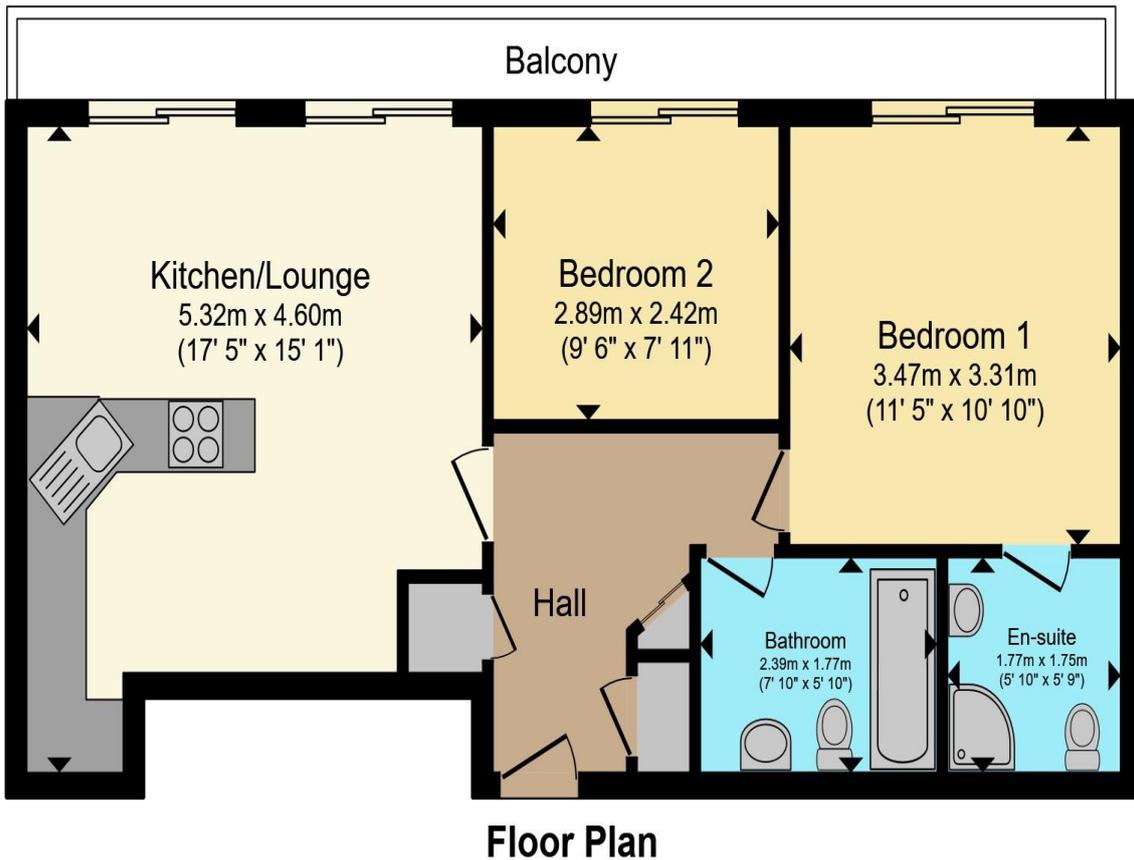
Bath with shower overhead, wash hand basin, w.c.











Total floor area 55.6 m<sup>2</sup> (598 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: DIG113261 - 0003

Tenure:Leasehold EPC Rating: Awaited

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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