

for sale

offers in the region of **£160,000**



Abacus Building Alcester Street Birmingham B12 0NX

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advice should you need it whether you're a purchaser, seller or investor. Please contact

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Approach/Outside

Residents are welcomed via a secure communal entrance with convenient access to all floors.

Open Plan Living

24' 1" x 13' 4" (7.34m x 4.06m)

The apartment features a sleek, modern kitchen designed to maximise both style and functionality. Its open-plan layout allows it to flow seamlessly into the living space, creating an inviting area perfect for cooking, dining, and entertaining. Clean lines, contemporary finishes, and thoughtful design touches make this kitchen a standout feature of the home.

Integrated oven & hob with extractor fan, fridge-freezer & dishwasher the kitchen offers all the essentials for everyday living. Ample cabinet space and smart storage solutions keep the area clutter-free, while the spacious worktops provide plenty of room for meal preparation.

Master Bedroom

16' 6" x 9' 9" (5.03m x 2.97m)

A well-proportioned and tastefully presented bedroom offering a calm and comfortable living space. The room benefits from ample natural light via a large window, with sufficient space to accommodate a double bed and additional bedroom furniture.

Bedroom Two

16' 6" x 6' 7" (5.03m x 2.01m)

The property boasts a well-presented second bedroom.

Bathroom

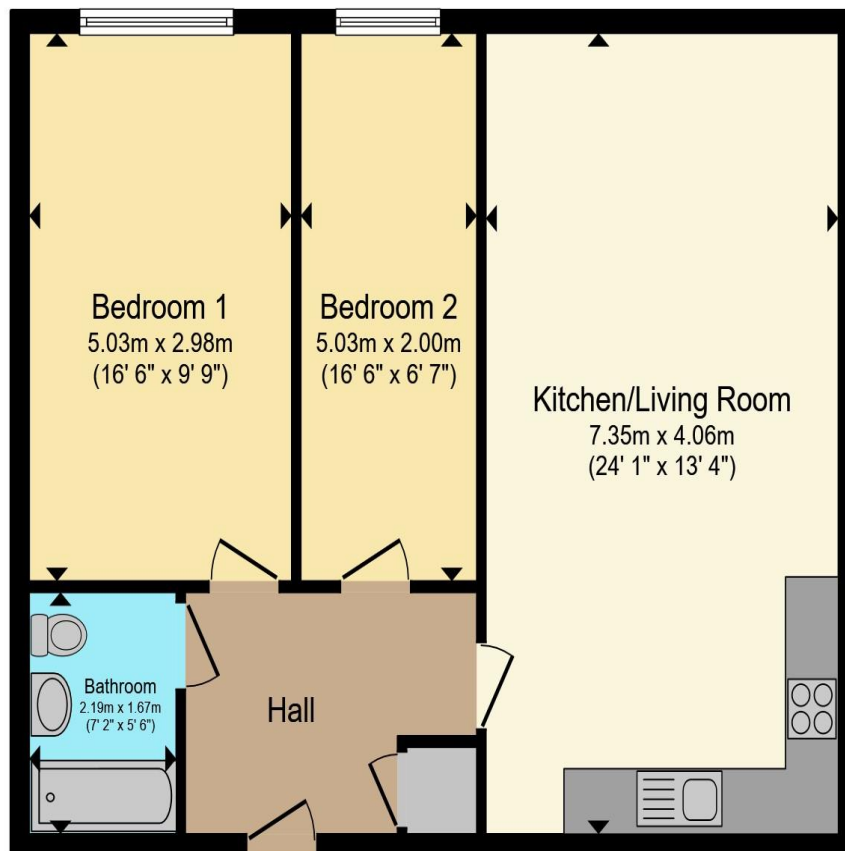
7' 2" x 5' 6" (2.18m x 1.68m)

The bathroom is well presented and fitted with a modern suite comprising a panelled bath with shower over, low-level WC, wash-hand basin, fully tiled, spotlights, vanity mirror, tiled flooring, wall mounted heater.









Total floor area 67.5 m² (726 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



To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG113947 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/DIG113947

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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