



Smithfield House Belgrave Middleway
Birmingham



Property Description

PROPERTY IS NOW CHAIN FREE AND READY TO MOVE INTO

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 advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

A MODERN ONE BEDROOM GROUND FLOOR APARTMENT - An ideal first time purchase situated in the popular B5 area. The property has communal entrance, landing, lounge with open plan kitchen, double bedroom with fitted wardrobe, bathroom. Property must be viewed! **PROPERTY IS NOW CHAIN FREE AND READY TO MOVE INTO**

Agents Note

The property is listed at 140,000 discounted from 200,000 which is the open market value - valued by a RICS surveyor recently.

The property can not be sold for no more than 70% of the open market value = £140,000 sold as discount. Requirements for the buyer is being a First-time buyer, If single earn £40,000 or less gross per year. If a couple earns £60,000 or less gross per year. Please contact us for more information regarding the scheme.

Entrance Via Communal Area

Via secure intercom system

Entrance Hallway

Door leading to hallway and storage cupboards.

Lounge / Kitchen Open Plan

Double glazed windows & fitted kitchen with integrated appliances.

Double Bedroom

Window & fitted wardrobe.

Bathroom

Fitted bathroom, bath, shower over, WC, wash hand basin & tiling.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: B
 Council Tax
 Band: B

Service Charge:
 1416.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG110385

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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