



Connells

Lee Bank Middleway
Birmingham



Property Description

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 us for more information.

NO UPWARD CHAIN STUNNING TWO BEDROOM DUPLEX APARTMENT WITHIN B15. The stunning property is one of a few built on the development and briefly comprises of an entrance hall, lounge and dining area, modern fitted kitchen with some integral appliances, guest wc, first floor landing, two double bedrooms with ensuite to the master, Jack & Jill bathroom, allocated parking and central heating.

Allocated Parking

Allocated parking space.

Entrance Hall

Main front door into the entrance hall from the communal hallway, storage cupboard and doors to guest wc and lounge.

Open Plan Lounge

2 X Juliet balconies to the front, 3 x windows to the front, TV & Tel point, 3 x radiator, storage cupboard housing plumbing facilities for a washing machine, feature solid Oak C-shape staircase leading up to the upper level, arch to kitchen and a door leading into the entrance hall.

Kitchen

A range of modern white high gloss wall & base units with work surfaces over, sink and drainer with mixer tap over and splashback tiling behind, wall mounted combi boiler,

integral dishwasher, integral under counter electric oven, 4 burner ceramic electric hob with stainless steel cooker hood over. radiator and arch in the lounge/diner.

Guest Wc

Low level wc, pedestal wash hand basin with Chrome mixer tap over, radiator and mosaic tiling to wet areas.

Landing

Windows to the front elevation, radiator, emergency fire exit, feature solid Oak C-shape staircase leading down to the lower level and doors leading into the two bedrooms and the bathroom.

Bedroom One

Double bedroom with Juliet balcony.

Ensuite

Off bedroom one.

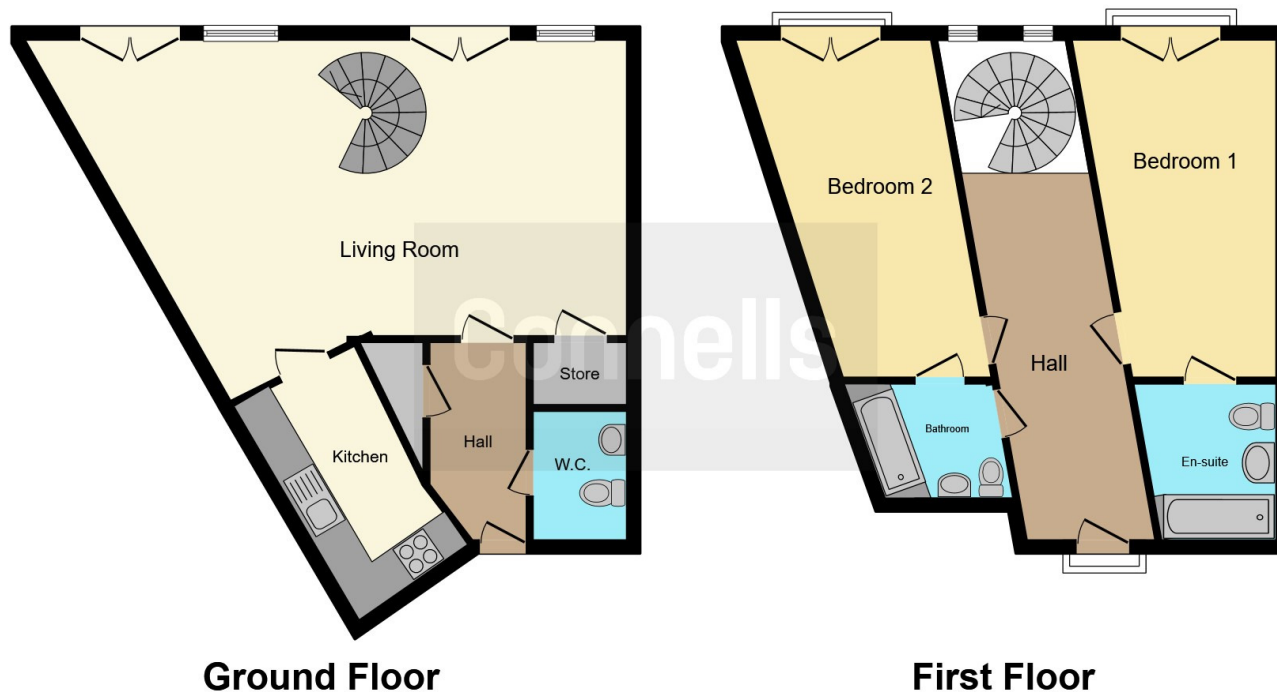
Bedroom Two

Double bedroom with Juliet balcony

Bathroom

Fitted panel bath with taps over, low level wc, ceramic pedestal wash hand basin, extractor fan, radiator, mosaic tiling to wet areas and doors leading onto the upper floor landing and into the second bedroom.





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

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: C

Service Charge:
 5000.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG112834

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2004. 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.

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