

for sale

£175,000



## Hall Street Birmingham B18 6BY

An ideal first time purchase situated in Jewellery Quarter. Offering spacious accommodation throughout. The property is the ideal starter home or buy to let with high rental income. **ALLOCATED PARKING INCLUDED!**

# Hall Street Birmingham B18 6BY

## Approach

Communal entrance with access to all floors.

8' 2" x 6' 6" ( 2.49m x 1.98m )

Bath with shower overhead, wash hand basin, w.c, tiled, laminate flooring.

## Agents Note

Energy Rating: Awaited

## Open Plan Living

18' 10" x 14' 11" ( 5.74m x 4.55m )

Fully fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob, extractor fan overhead, integrated appliances, laminate flooring, spotlights.

Lounge area with double glazed doors onto balcony area, laminate flooring and wall mounted heater.

## Bedroom One

13' 5" x 9' 9" ( 4.09m x 2.97m )

Double glazed window, laminate flooring and wall mounted heater.

## Bedroom Two

11' 2" x 11' 2" ( 3.40m x 3.40m )

Double glazed window, laminate flooring and wall mounted heater.

## Bathroom















## Floor Plan

Total floor area 62.4 m<sup>2</sup> (671 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)

**Connells**

To view this property please contact Connells on

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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113287 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/DIG113287](http://connells.co.uk/Property/DIG113287)**

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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