



Connells

Sherborne Street  
Birmingham

Sherborne Street  
Birmingham, B16 8FQ

for sale  
**£110,000**



### 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.

The apartment benefits from walking distance to many shopping amenities, cultural centres (e.g. theatres and concert halls), some of the trendiest bars, restaurants, cafes and beautiful canals Birmingham has to offer. Despite all the above the building enjoys a quiet residential atmosphere. It is also equipped with double-glazing windows and overall high energy efficiency build. Perfect for a city worker or investor looking to reside or invest in this stunning central location.



## Approach

Communal entrance via fob system with access to all floors.

## Entrance Hall

Having laminate flooring, intercom, electric heater and door to storage cupboard. Leading to:

## Kitchen / Living Area

28' 10" x 13' 11" ( 8.79m x 4.24m )

Fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead, laminate flooring, double glazed windows offering dual aspect views and electric heater.

## Bedroom

13' 10" x 11' 3" ( 4.22m x 3.43m )

Having carpet flooring, electric heater, double glazed window and fitted wardrobe.

## Bathroom

Tiled flooring, bath with shower over, shower screen, w/c, basin and heated towel rail.

## Secure Allocated Parking

Secure parking with covered allocated space.

## Agents Note

Please note an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 54.3 m<sup>2</sup> (585 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)



To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2400.00

Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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