

for sale

£130,000



Camden Street Hockley Birmingham B18 7NY

**AN IDEAL FIRST TIME PURCHASE** - A one bedroom property, offering kitchen with separate lounge, bathroom & parking, one good size bedroom & enclosed rear garden which is shared. Property has easy access to local amenities located in City centre.

# Camden Street Hockley Birmingham B18 7NY

## Approach

Pathway with lawn.

## Lounge

16' 2" x 9' 11" ( 4.93m x 3.02m )

Double glazed window to the rear and radiator.

## Kitchen

9' 10" x 7' 1" ( 3.00m x 2.16m )

Fitted kitchen with wall and base units, work surfaces over, sink and drainer, cooker point, double glazed window to the rear.

## Bedroom One

13' 2" x 2' 6" ( 4.01m x 0.76m )

Double glazed window and radiator.

## Bathroom

9' 10" x 4' 11" ( 3.00m x 1.50m )

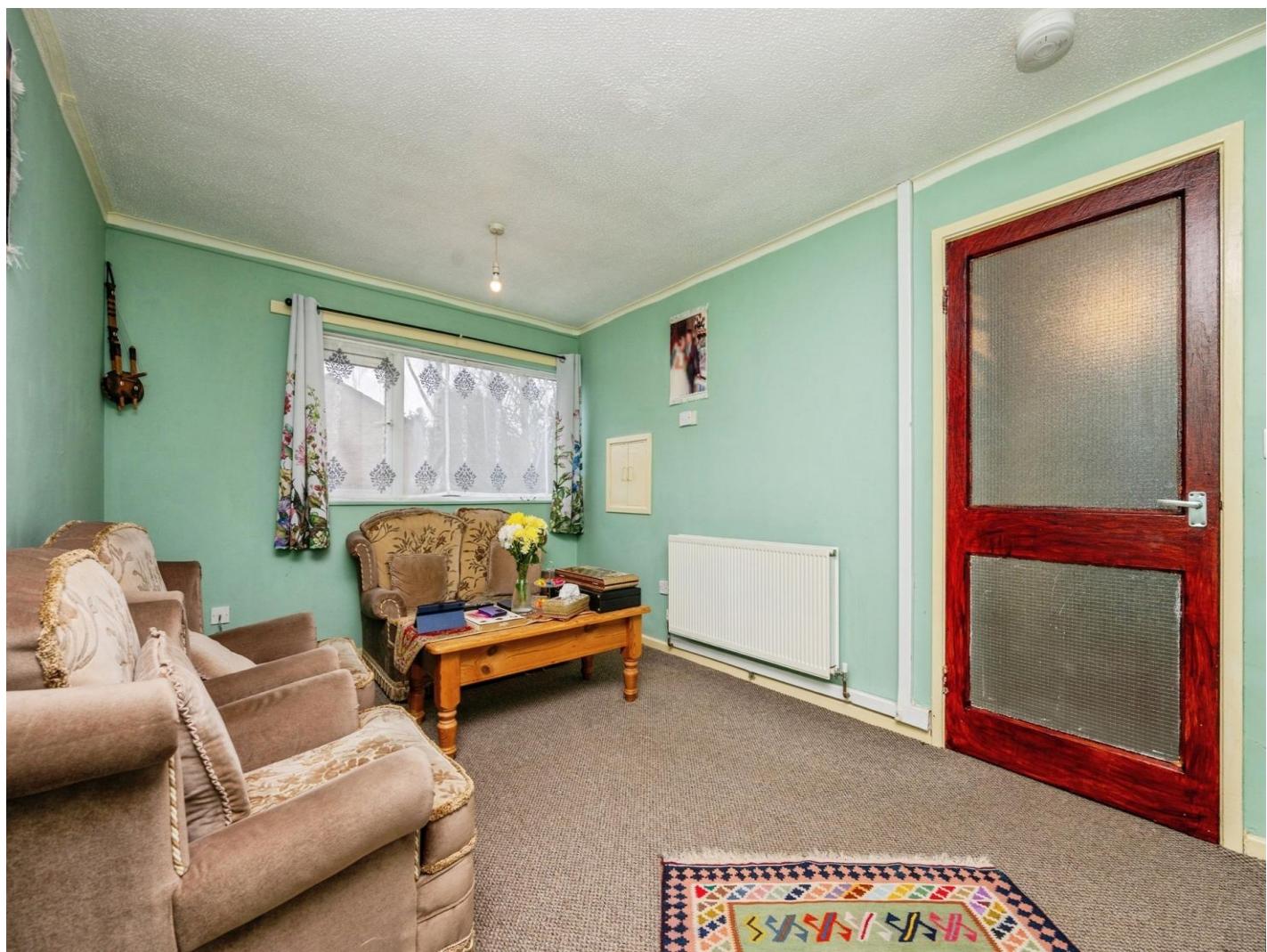
Bath with shower overhead, wash hand basin, w.c, radiator and double glazed window.

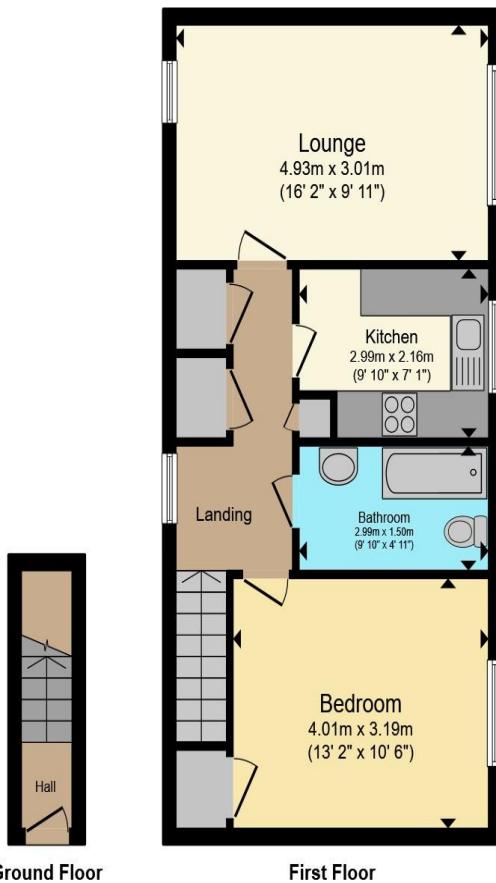
## Shared Rear Garden











**Total floor area 53.2 m<sup>2</sup> (572 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**

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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113440 - 0002

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/DIG113440](http://connells.co.uk/Property/DIG113440)**

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 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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