

for sale

offers over **£210,000**



Kettleworks Pope Street Birmingham B1 3DQ

MODERN BUILD APARTMENT IN JEWELLERY QUARTER - A spacious modern build apartment being the ideal first time purchase. Property is a must view to appreciate the accommodation and amenities on offer. Spacious lounge, kitchen, bathroom, two bedrooms, hallway and secure entrance.

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Approach

Communal entrance with access to all floors.

Hallway

Intercom system, spotlights, wall mounted heater, laminate flooring and doors off to:

Open Plan Living

27' 10" x 9' 1" (8.48m x 2.77m)

This beautiful modern fully fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead, integrated appliances, laminate flooring, breakfast bar, spotlights.

Lounge area with double glazed window, wall mounted heater, spotlights and laminate flooring.

Bedroom One

15' 7" x 9' 3" (4.75m x 2.82m)

Double glazed window, wall mounted heater and carpet flooring.

Bedroom Two

15' 7" x 6' 11" (4.75m x 2.11m)

Double glazed window, wall mounted heater and carpet flooring.

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Bath with shower overhead, glass shower screen, vanity wash hand basin, w.c, vanity mirror, spotlights, tiled, wall mounted heater.

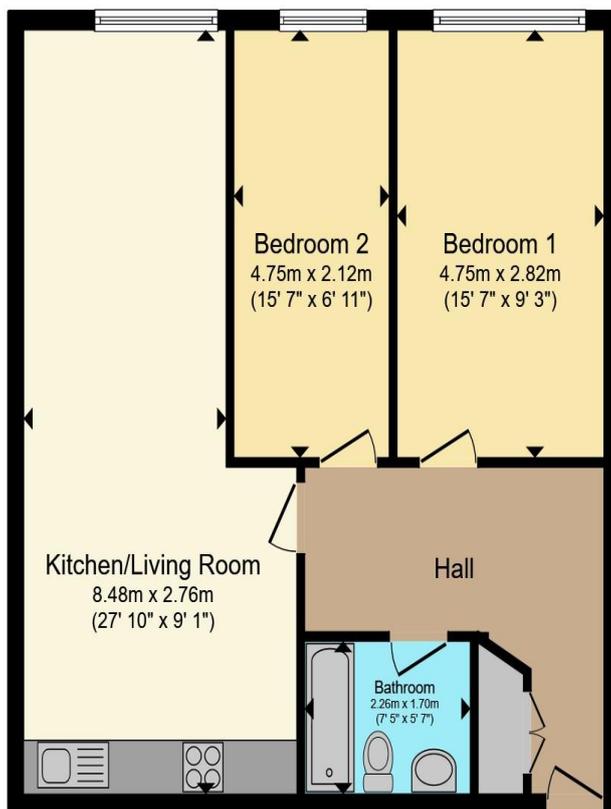
Agents Note

The property has been lived in by the owner since the development was finalised in 2019 (ie not rented out during that 7 year period) and looked after to an exceptional standard.









Floor Plan

Total floor area 67.0 m² (721 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

Connells

To view this property please contact Connells on

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145 Great Charles Street Queensway
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Property Ref: DIG113392 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/DIG113392](http://connells.co.uk/Property/DIG113392)

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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