

# Property details **approval form**

Apartment 401 Beaufort House, 94-98 Newhall Street, Birmingham, West Midlands, England, B3 1PB

**Date:** 02 February 2026

**Property Ref and Version:** DIG107295 - 0003

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers in the region of £170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jan 2026.

## ○ Key Features

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- > Energy Rating: C
- > OFFERING NO UPWARD CHAIN
- > LARGER THAN AVERAGE APARTMENT
- > ONE GOOD SIZED BEDROOM
- > LOCATED IN THE HEART OF BIRMINGHAM CITY CENTRE
- > SECURE FOB ACCESS
- > CONCIERGE

## ○ Short Description

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A LARGER THAN AVERAGE UPPER FLOOR APARTMENT WITH NO UPWARD CHAIN - Having a spacious lounge with open plan kitchen area, one good size bedroom, bathroom, ensuite & concierge. Property is located in the heart of Birmingham City Centre.

## ○ Long Description

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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 advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Approach**

Communal entrance with access to all floors.

### **Lounge/Kitchen**

25' x 12' 8" ( 7.62m x 3.86m )

Double glazed window to the front, fully fitted kitchen with wall and base units, work surfaces over, sink and drainer, oven/hob with extractor fan overhead, integrated, dishwasher/fridge freezer.

### **Bedroom One**

12' 3" x 10' 1" ( 3.73m x 3.07m )

Double glazed window to the front and radiator.

### **Bathroom**

6' 10" x 5' 11" ( 2.08m x 1.80m )

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

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## ○ Property Images





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## ○ Property Images





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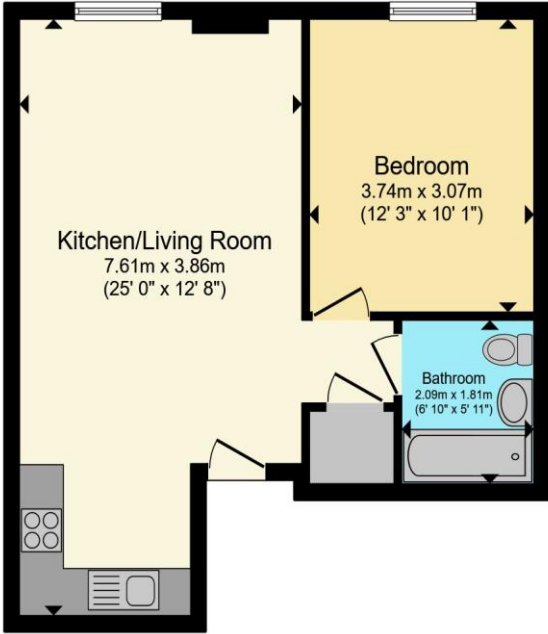
## **○ Property Images**

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## ○ Floor Plan



Total floor area 45.2 m<sup>2</sup> (487 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)



## ○ Approval

	Signature	Date
Keanu Griffiths		
Mr S. Jeeawody		