



**Connells**

Sherborne Street  
Birmingham



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

NO UPWARD CHAIN AND GATED SECURE PARKING WITH ALLOCATED SPACE - AS WELL AS ENJOYING SOUTH FACING BALCONY TO COURTYARD - An ideal first time purchase or buy to let in the City Centre. Having open plan lounge with kitchen, bathroom, double bedroom. Property is well presented throughout.

### Entrance Hall

Having a heater and laminate flooring & storage cupboard.

### Kitchen And Living Area

Comprising of a range of wall and base units, oven with hob and extractor fan over head, sink and drainer, integrated fridge freezer & washing machine, laminate flooring, island, open plan to lounge with door to balcony, large wall heater.

### Bedroom One

Double bedroom with laminated floor and

electric heater, fitted wardrobes, and access to rear balcony.

### Bathroom

Bath with shower over head, toilet, basin and tiling, heated towel radiator.

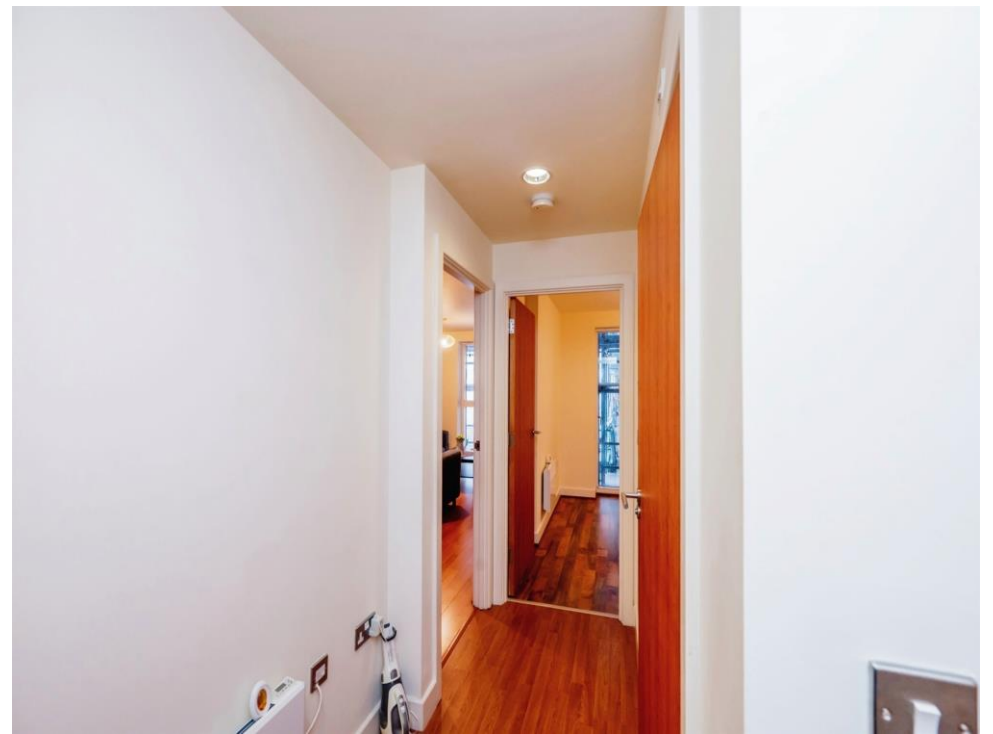
### Parking

Secure gated parking with allocated space.

### Balcony

Access from lounge and bedroom. South facing enjoying views over courtyard.









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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG110937](http://connells.co.uk/Property/DIG110937)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: DIG110937 - 0007