



Brollyworks

Digbeth

B5 5TH

Asking Price Of **£165,000**

Secure, Allocated Parking

Lift Access

Charming Development

No Upward Chain



Property Description

DESCRIPTION A charming one bedroom apartment in a Historic Grade II Listed Development, in the heart of Digbeth, Birmingham. This exquisite second-floor apartment is located within a development, blending historic charm with modern comfort. The property includes a dedicated parking space, a rare and valuable feature in this bustling area. Along with a sleek, separated, fully-fitted kitchen comes equipped with high-end appliances, ample storage, and elegant countertops, making it a joy to cook and entertain.

LOCATION Situated in the vibrant and cultural hub of Digbeth, you'll be close to a range of amenities, including trendy cafes, bars, restaurants, and shops. The area is well-connected with excellent transport links, providing easy access to Birmingham city center and beyond.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £1,300.00 Per Annum

Ground Rent: £150.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 107 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.



Floor Layout



Total area: approx. 49.2 sq. metres (529.3 sq. feet)

Total approx. floor area 529 sq ft (49 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		