



Cutlass Court

Birmingham City Centre

B1 2LJ

Asking Price Of **£180,000**

Two-Bedroom Apartment

Secured & Allocated Parking

High Specification Throughout

Second Floor Apartment





Property Description

DESCRIPTION This delightful second-floor apartment, located in the popular Cutlass Court area of Birmingham, offers a perfect blend of comfort and convenience. Featuring two generously sized bedrooms and a well-appointed bathroom, this home is ideal for professionals, couples, or small families.

As you enter the apartment, you are welcomed into a bright and airy living space, perfect for relaxing or entertaining. The open-plan layout flows seamlessly into a modern kitchen with ample storage, sleek countertops, and integrated appliances.

The two bedrooms are both spacious and flooded with natural light, providing a peaceful retreat at the end of the day. The bathroom is equipped with contemporary fixtures and fittings, including a bathtub with a shower, making it a great space for unwinding.

Situated in the sought-after Cutlass Court development, this apartment is just moments away from local shops, cafes, and excellent transport links, making it an ideal location for city living. Whether you're commuting to the city center or exploring Birmingham's vibrant attractions, everything is within easy reach.

LOCATION Nestled in the heart of Birmingham, this property offers the ultimate in city living. Birmingham City Centre is a vibrant, dynamic area that blends modern urban conveniences with rich cultural heritage. From world-class shopping destinations like the Bullring & Grand Central to an array of dining, entertainment, and leisure options, everything you need is just a short walk away.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: £3,120.00 Per Annum

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 108 Years Remaining



Floor Layout



Total area: approx. 65.0 sq. metres (699.3 sq. feet)

Total approx. floor area 699 sq ft (65 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 | | 86 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |