



Digbeth One 2

Digbeth

B12 0QA

Asking Price Of **£195,000**

One-Bedroom Apartment

Third Floor Apartment

577 Sq. Ft.

No Upward Chain



Property Description

DESCRIPTION This stylish and well-presented one-bedroom apartment is located in one of Birmingham's most up-and-coming areas – Digbeth – offering the perfect blend of modern living and convenience. Whether you're a first-time buyer or an investor, this property is an excellent opportunity with no upward chain.

PROPERTY HIGHLIGHTS Secure job entry with video intercom system

Welcoming entrance hallway

Bright and spacious open-plan lounge and kitchen

Contemporary kitchen with integrated appliances and modern finishes

Double bedroom with natural light

Modern bathroom suite with shower over bath

Access to a communal roof terrace and garden space

LOCATION Positioned just a short walk from the iconic Bullring, Selfridges, and Birmingham's bustling city centre, this apartment is perfectly placed for city living. Grand Central and the coach station are within a 10-15 minute walk, with excellent transport connections across the city and beyond.

Digbeth is quickly becoming one of the most connected and desirable locations in the UK. The upcoming HS2 station at Curzon Street will place London just 52 minutes away, while the Birmingham Metro extension will further boost accessibility. Known as Birmingham's Creative Quarter, Digbeth offers a vibrant lifestyle with trendy bars, restaurants, and exciting developments including a new shopping village.

This is more than just a property – it's a fantastic investment in one of the city's most exciting regeneration zones.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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 - £1,621.18 Per Annum

Ground Rent - £168.00 Per Annum

Length of Lease - 248 Years Remaining



Floor Layout

Third Floor
Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 53.7 sq. metres (577.5 sq. feet)

Total approx. floor area 577 sq ft (54 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		