



# Metropolitan House

Birmingham City Centre

B16 8HU

Offers Over **£100,000**

*Eleventh Floor Apartment*

*No Upward Chain*

*24 Hour Concierge*

*Ideal Buy-To-Let Opportunity*





### Property Description

**DESCRIPTION** Ideally located just off the Hagley Road, this spacious eleventh floor apartment briefly comprises of; spacious entrance hallway with storage cupboard, one large double bedroom, family bathroom and an open plan kitchen/living/diner.

Offered with the added benefit of a secure intercom entry system and 24 hour concierge.

**LOCATION** This property is ideally situated in the centre of Birmingham City Centre and Edgbaston, just a few minutes away from local bars, eateries, supermarkets and a flurry of restaurants on the Hagley road and local entertainment theatres and high end casinos. The development provides stair access to your apartment along with lift access to your floor.

**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

### Floor Layout



Total area: approx. 42.7 sq. metres (459.8 sq. feet)

Total approx. floor area 459 sq ft (43 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

