



Cutlass Court

Birmingham City Centre

B1 2LJ

Asking Price Of **£200,000**

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.

The area is home to some of the city's most iconic landmarks, including the Birmingham Library, Symphony Hall, and the iconic Jewellery Quarter. Whether you're enjoying a night out in the bustling nightlife scene, catching a live show at one of the city's theatres, or exploring the numerous galleries and museums, Birmingham offers a diverse range of activities to suit every lifestyle.

For those who commute, the property is ideally located within easy reach of Birmingham New Street Station, offering excellent transport links to national rail services, as well as the nearby Birmingham Moor Street and Snow Hill stations. The city's extensive bus network and close proximity to major road routes, including the M6 and M5, make getting around both the city and beyond effortless.

Birmingham City Centre is also home to a range of green spaces, including the picturesque Birmingham Canal Network and nearby parks, providing a peaceful retreat just moments from the urban hustle and bustle.

With excellent schools, healthcare facilities, and a wide range of shops, cafes, and restaurants, living in Birmingham City Centre ensures you have everything you need at your doorstep. Whether you're a young professional, a couple, or a family, this location offers unparalleled convenience and a lively, thriving atmosphere.

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.

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
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		

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