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For Sale

offers in excess of **£125,000**



Kenrick House Beaufort Road Edgbaston Birmingham B16 8HZ

A spacious eighth-floor apartment offering excellent investment potential.

Requiring some modernisation, the property benefits from generous room sizes, elevated views, and a convenient location close to Birmingham City Centre. Ideal for investors or buyers looking to add value.

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Entrance Hall

Providing access to all principal rooms, the welcoming entrance hall benefits from useful storage cupboards.

Lounge

A generously sized reception room enjoying plenty of natural light and offering ample space for both living and dining furniture. An ideal area for relaxing or entertaining with scope for modernisation to create a stylish open living space.

Kitchen

Fitted with a range of wall and base units, the kitchen offers good worktop space and potential for updating to suit individual tastes and requirements.

Bedroom

A spacious double bedroom with ample room for additional bedroom furniture, benefiting from elevated views from the eighth-floor position.

Bathroom

Comprising a bath, wash hand basin, and WC. Requiring some updating, the bathroom provides a solid foundation for refurbishment.













Total floor area 49.2 m² (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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SMETHWICK B66 4AP

Property Ref: BEA313069 - 0004

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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