



AVON HOUSE, GREAT COLMORE STREET, BIRMINGHAM

OIRO £156,000 Leasehold

A spacious ground floor apartment on Great Colmore Street, offering two generous double bedrooms. While it could benefit from some modern updates, its prime City Centre location makes it an excellent opportunity for buyers or investors looking to add value in a vibrant, sought-after area. EPC: D

- Offered with No Chain or to Investors Looking for an Immediate Rental Income
- Entrance Hallway
- Ground Floor Apartment
- Entrance Hallway with Storage Cupboard off
- Lounge/Dining Room with Access to an Enclosed

Welcome to Avon House, Great Colmore Street, Birmingham!

This spacious two-bedroom ground floor apartment features an entrance hallway, a through lounge/dining area, and a kitchen housing the central boiler. Both double bedrooms are generously sized, with the main bedroom offering a built-in wardrobe. The property also includes a shower room, separate W.C., and benefits from mostly double-glazed windows and gas central heating. Outside, you'll find a communal car park at the front and a well-maintained rear garden with a lawn.

Although in need of some modern updates, this property is a fantastic opportunity for first-time buyers or investors, thanks to its prime City Centre location. Situated within a mile of key amenities such as Birmingham New Street, Moor Street, and Snow Hill stations, the iconic Bullring, Five Ways Shopping Centre, and a variety of restaurants, bars, and schools.

Contact Just Move Estate Agents today to arrange a viewing!

Council Tax Band: A (Birmingham City Council)
Tenure: Leasehold (90 years)
Ground Rent: £10 per year (reviewed every 1 years)
Service Charge: £1,347.72 per year (reviewed every 1 years)

Hall

Having two ceiling light points, central heating radiator, storage cupboard, laminate wood effect flooring and internal lead to

Lounge/diner

w: 3.17m x l: 6.03m (w: 10' 5" x l: 19' 9")

Having two ceiling light points, side aspect double glazed window, rear aspect glazed window and door leading to the enclosed verandah, two central heating radiators, power points and laminate wood effect flooring.

Kitchen

w: 2.21m x l: 3.18m (w: 7' 3" x l: 10' 5")

Fitted with a range of base and wall mounted units, roll edge work surfaces, inset twin sink and drainer unit, splashback tiling to the main walls, space for a cooker, extractor hood, plumbing for a washing machine, wall mounted gas central heating boiler, ceiling light point, radiator, front aspect double glazed window, power points and tiled effect flooring.

Bedroom One

w: 3.25m x l: 3.61m (w: 10' 8" x l: 11' 10")

Having ceiling light point, rear aspect double glazed window, central heating radiator, power points and in-built storage cupboard making a convenient wardrobe space.

Bedroom Two

w: 3.21m x l: 3.62m (w: 10' 6" x l: 11' 11")

Having ceiling light point, rear aspect double glazed window, central heating radiator and power points.

Shower Room

w: 1.41m x l: 2m (w: 4' 8" x l: 6' 7")

Having shower with shower screen, inset wash hand basin set within a vanity unit, splashback tiling to the main walls, ceiling light point, front aspect double glazed window, central heating radiator and tiled effect flooring.

WC

Low level flush w.c., splashback tiling to the main walls, ceiling light point, front aspect double glazed window and tiled effect flooring.

Enclosed Verandah

w: 3.71m x l: 1.41m (w: 12' 2" x l: 4' 8")

Having glazed windows to the rear aspect.

Outside

Communal car parking to the front entrance of Avon House and well maintained communal gardens to the side and rear of apartment 1.

Tenure

We understand the property is Leasehold.

Term of Lease: Short particulars of the lease(s) (or under-lease(s))
under which the land is held:

Date : 17 July 1989

Term : 125 years from 16 March 1981

Rent : £10.00

Parties : (1) Birmingham City Council

Approximately 90 years remain on the lease

Annual Service Charge £1347.72

Annual Ground Rent £10.00

Agents Notes

The property is currently tenanted with the tenants end dates being XXXXX

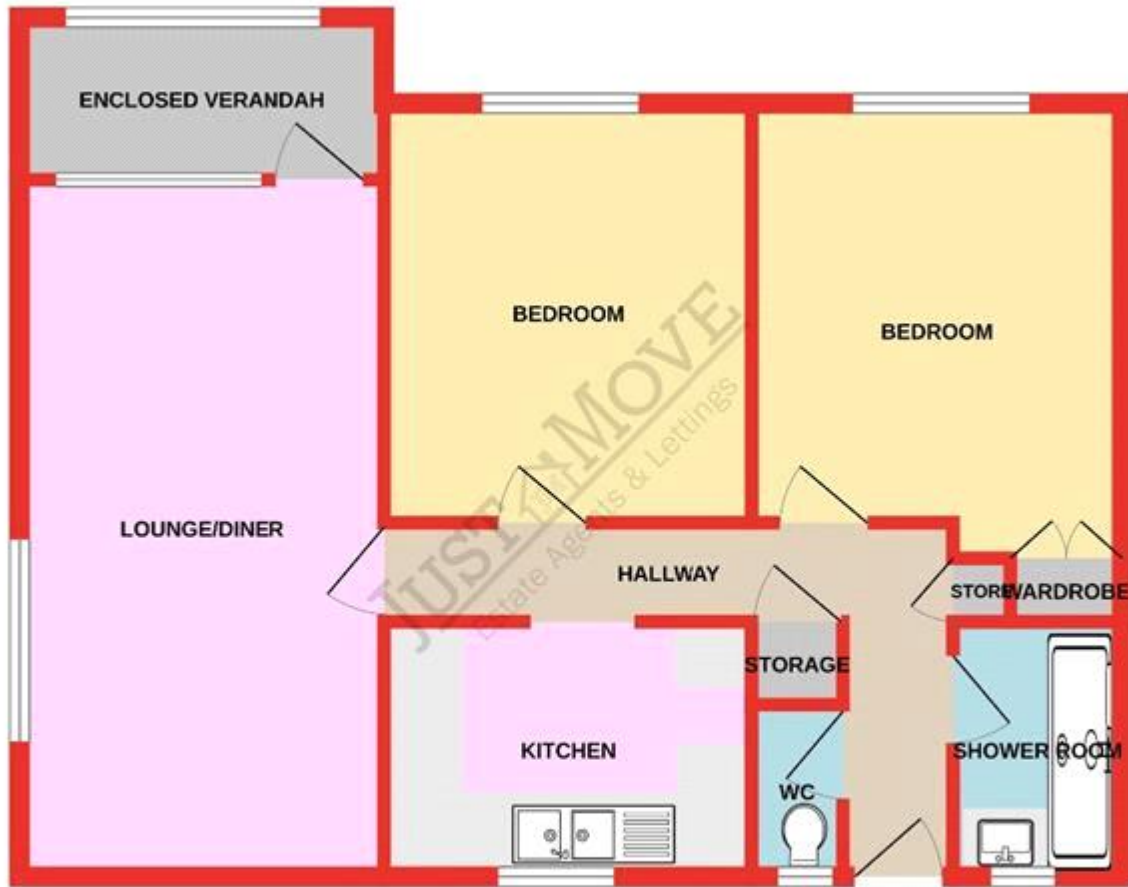
The property is offered with both vacant possession or to buy to let investors who would consider purchasing with tenant in situ ensuring an immediate income.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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