



## APARTMENT , BELL BARN ROAD, BIRMINGHAM

**£240,000** Leasehold

This stylish second-floor apartment offers two double bedrooms, two bathrooms, and a spacious open-plan living area with a fully integrated kitchen. Enjoy a private balcony, allocated parking, and secure gated access. Within a mile radius from New Street Station. Book a viewing today! EPC: B

**INACTIVE**

Welcome to Bell Barn Road, Birmingham!

Just Move Estate Agents & Lettings is delighted to present this stylish two-bedroom, two-bathroom apartment, perfectly positioned on the second floor.

Designed for modern living, this apartment boasts an open-plan lounge, dining, and kitchen area, creating a spacious and versatile environment. A fully integrated kitchen, and the living space extends onto a private walk-out balcony, perfect for relaxation. The master bedroom benefits from an ensuite shower room, while a separate family bathroom adds extra convenience.

Additional features include allocated parking, and well maintained communal gardens.

Located within a mile radius from New Street Station, this home provides exceptional transport links, making it an ideal choice for young professionals, families, and those seeking a balance between city life and outdoor enjoyment.

Don't miss out on this fantastic opportunity—contact us today to arrange a viewing!

Council Tax Band: B (Birmingham City Council)

Tenure: Leasehold (139 years)

Ground Rent: £375 per year

Service Charge: £3,600 per year

Electricity supply: Mains

Water supply: Mains

Accessibility measures: Lift access

### **Communal Areas**

A secure entrance provides access to the building, with both stairs and lifts leading to the second floor, where the apartment is situated.

#### **Hall**

Having ceiling light point, electric heater, laminate wood effect flooring, storage cupboard, further cupboard having plumbing to conceal a washing machine and doors to all rooms.

#### **Lounge/Dining/Kitchen**

w: 6.12m x l: 4.57m (w: 20' 1" x l: 15' )

The kitchen area being fitted with a range of wall and base mounted units, work surfaces, inset stainless steel drainer sink unit with mixer tap over, integrated oven, hob, and extractor hood, fridge/freezer and dishwasher.

The room further features ceiling spot lights, electric heater, laminate wood effect flooring, t.v. point, double glazed windows including double glazed sliding patio doors leading out onto the balcony area.

#### **Bedroom One**

w: 3.35m x l: 3.89m (w: 11' x l: 12' 9")

Having ceiling light point, double glazed window, electric heater, built in fitted wardrobes with sliding doors to front and door to the ensuite.

#### **En-suite**

Having shower cubicle, low level w.c., wash hand basin, splashback tiling, ceiling light point and extractor fan.

#### **Bedroom Two**

w: 3m x l: 3.89m (w: 9' 10" x l: 12' 9")

Having ceiling light point, double glazed window and electric heater.

#### **Bathroom**

w: 2.29m x l: 1.98m (w: 7' 6" x l: 6' 6")

Fitted with a white suite having panelled bath with electric shower over and screen, wash hand basin, low level flush w.c., splashback tiling, heated towel rail, ceiling light point.

#### **Tenure**

We understand the property is leasehold.

Term: 139 years approximately on lease

Annual Service Charge: £3600 (seller pays monthly)

Annual Ground Rent: £375 (split into 3 payments annually)



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SECOND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.