

**AP MORGAN**



**Broad Street, Birmingham, West Midlands**  
£1,350 per month

**Features:**

- Second floor apartment
- Two spacious double bedrooms
- Open-plan lounge/kitchen/diner
- Integrated kitchen appliances
- Well-fit bathroom
- Bright and spacious
- Great central location
- Resident parking

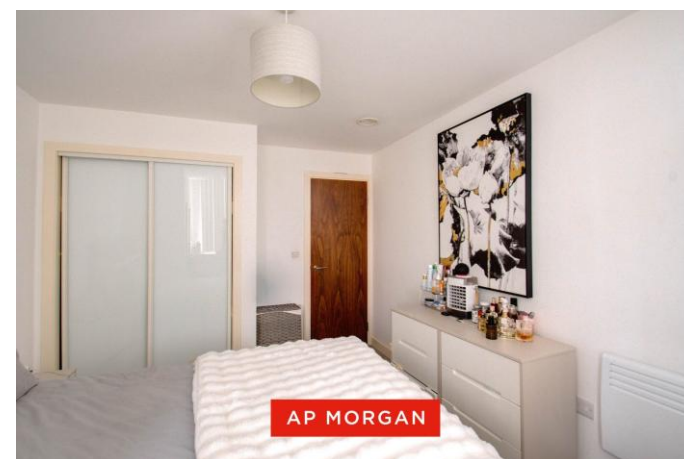
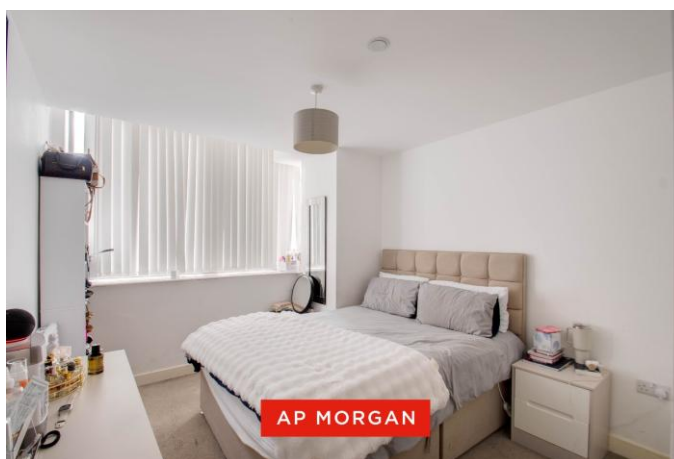
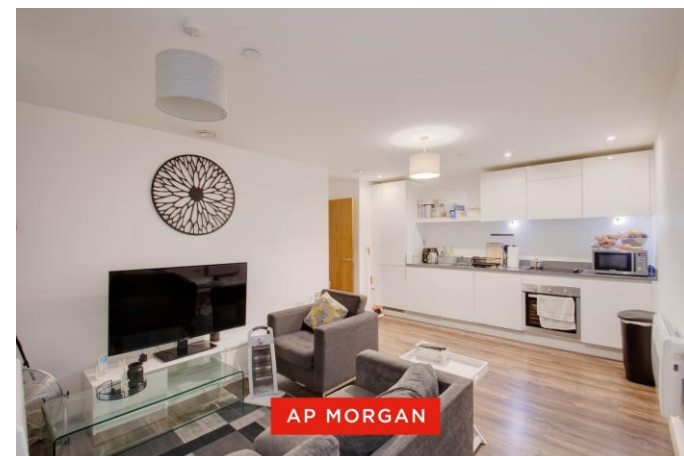
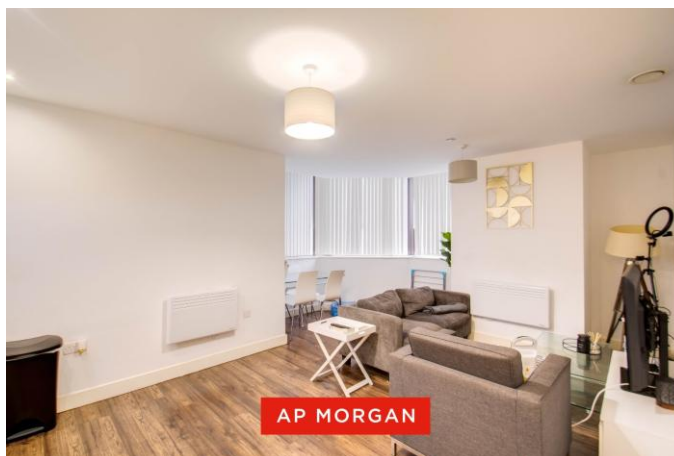
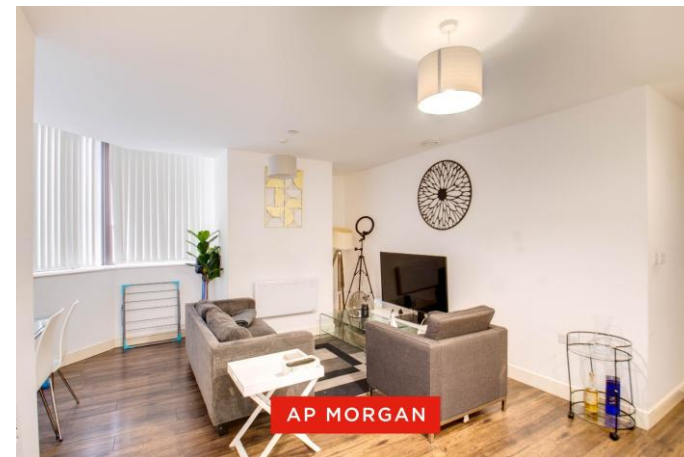
**Description:**

Introducing this well-presented, spacious apartment, offering two generously sized double bedrooms with fitted wardrobes, a great open-plan lounge/kitchen/diner, a well-fitted bathroom, and a large storage cupboard, all situated in the convenient location of Edgbaston, Birmingham.

On arrival, the apartment block is accessed via a secure entry system using a fob, with an intercom to contact the apartment. There is also a reception and concierge on the ground floor. The property further benefits from a large car park to the rear, ideal for residents.

Located on the second floor, the apartment initially leads into a welcoming hallway featuring a large storage cupboard and access to all rooms. To the left of the hall is the open-plan lounge/kitchen/diner, offering a generous space for relaxing and dining, along with a well-appointed kitchen fitted with ample storage and worktop space, an integrated fridge/freezer, oven, and electric hob. A large window at the far corner allows plenty of natural light to flow through, making the space bright and airy.

Returning through the hall, you will find the bedrooms—both spacious doubles with fitted wardrobes, ideal for maximising space, and again benefiting from large windows for excellent natural light. The hallway also leads to the bathroom, fitted with a toilet, wash basin, and a bathtub with an overhead shower.



This apartment is well situated in Edgbaston, Birmingham, close to Birmingham City Centre and the Bullring Shopping Centre, offering a wide variety of shops, restaurants, and amenities, as well as excellent road and public transport links.

**Details:**

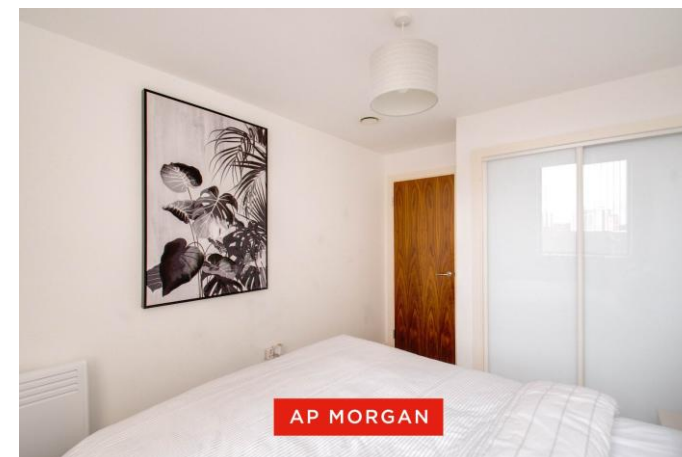
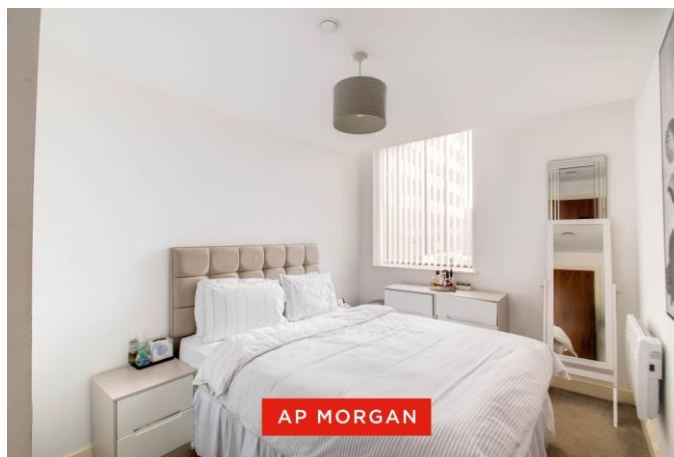
**Hall**

**Lounge/Kitchen/Diner** 21'2" x 15'4" (6.45m x 4.67m) Both Max

**Bedroom One** 12'9" x 10' (3.89m x 3.05m) Both Max

**Bedroom Two** 12'9" x 8'9" (3.89m x 2.67m)

**Bathroom** 6'6" x 5'4" (1.98m x 1.63m)



**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

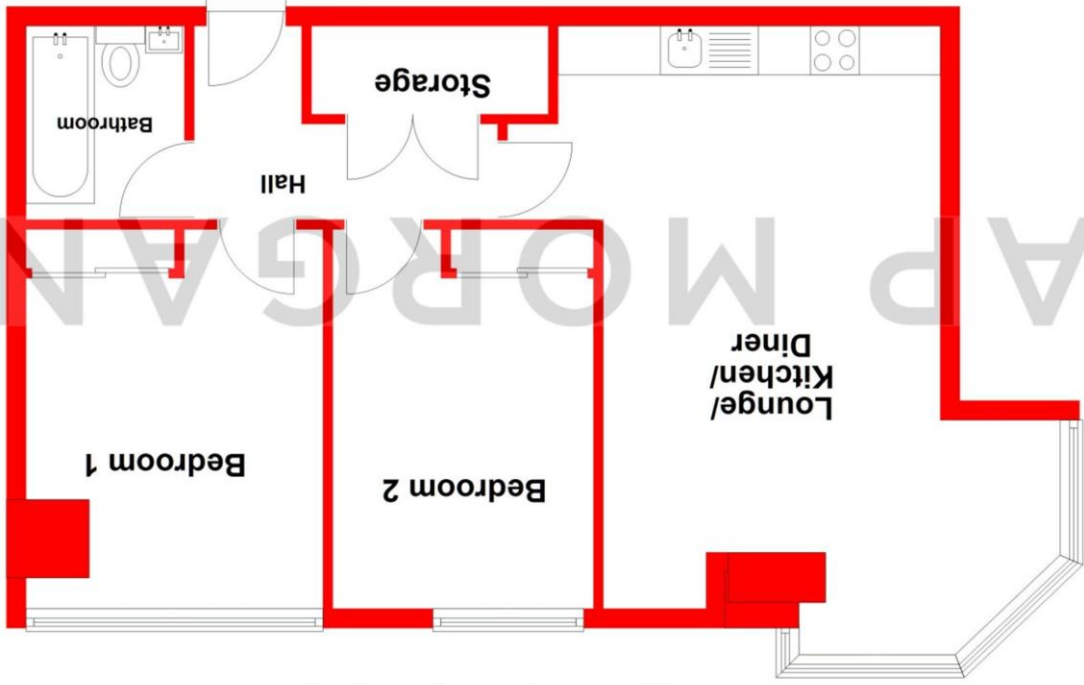
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

## Second Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

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.  
Plan produced using PlanUp.

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