

## 3 Helena Street

Birmingham City Centre

B1 2AW

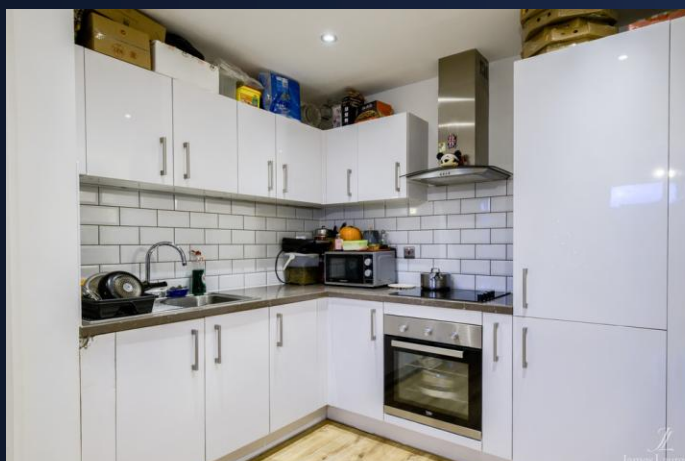
Offers In Excess Of **£200,000**

*Two Large Double Bedrooms*

*Second Floor Apartment*

*Open Plan Kitchen/Living*

*Two Ensuites*



## Property Description

DESCRIPTION \*EWS1 FORM GRANTED\*

A stunning & spacious two-bedroom apartment set in the Convention Quarter. This centrally located second floor apartment offers accommodation including a secure entry system into the communal foyer with stairs and lifts. The front door opens into a hallway with storage cupboard and opens up into a bright, generous living space with sitting, dining and modern kitchen area.

The fully fitted kitchen offers built in appliances. There are also two double bedrooms with an ensuite shower room off the main bedroom and a 'Jack and Jill' bathroom off the second room. The location sits close to the ICC and NIA with canal side walks and major transport links close by. Offered with NO CHAIN and would make an ideal first purchase or investment.

LOCATION Located on the doorstep of the conservation area of the Jewellery Quarter, B1 enjoys all the benefits of a city centre location - less than a 10-minute walk to Birmingham's Central Business District and under 0.5 miles to the JQ station.

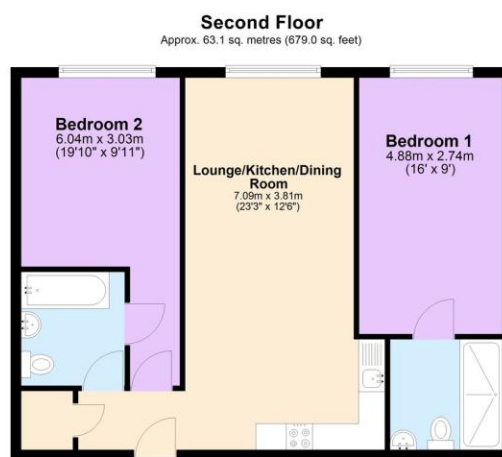
Birmingham has three main stations; New Street, Snow Hill and Moor Street, the former two being the closest to B1, around a 15 minute walk and the new HS2 Curzon St Station due to open 2026 making London only a 45 minute journey.

Birmingham's efficient Metro and bus systems make up excellent public transport links, the Jewellery Quarter metro a little over a five minute walk from B1.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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



## Floor Layout



Total area: approx. 63.1 sq. metres (679.0 sq. feet)

Total approx. floor area 679 sq ft (63 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH

*JL*  
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements