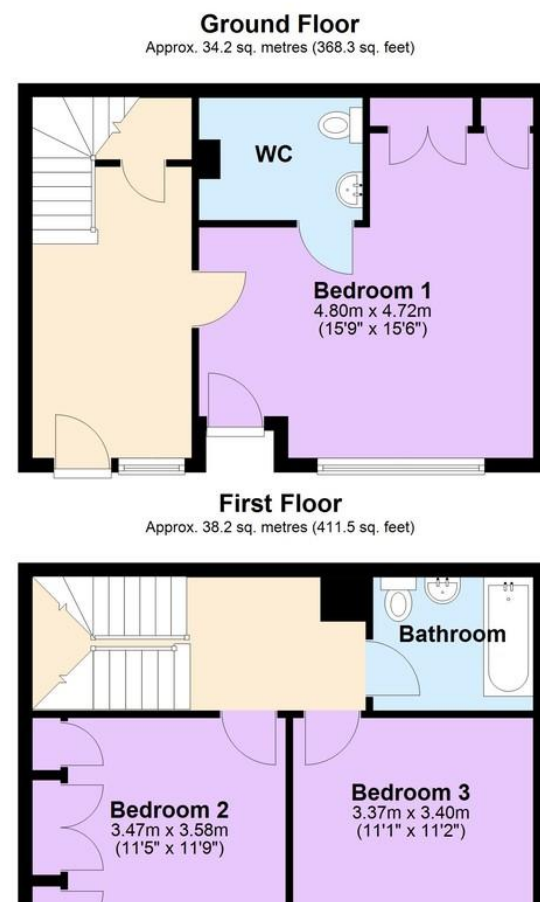


Floor Layout



Total approx. floor area 1,190 sq ft (111 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.

*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*

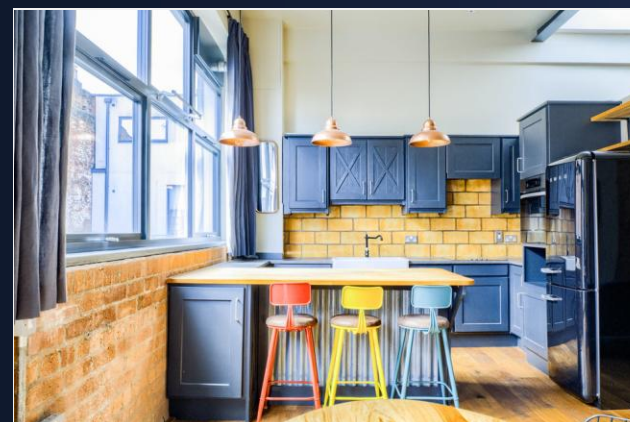
The Badgeworks

Tenby Street

B1 3EE

Asking Price Of £490,000

- Three-Bedroom Townhouse
- Share Of Freehold
- Private Roof Terrace
- No Upward Chain





**The Badgeworks,  
Tenby Street, Jewellery Quarter, B1 3EE  
Asking Price Of £490,000**



## Property Description

*DESCRIPTION* Spanning three storeys and measuring more than 1190 Sq. Ft, plus a prenominal outside space. The versatility of the current layout will allow any buyer the opportunity to add their own stamp and make this property their own. Having been converted from a badge factory this house still retains many period features including the original girders and exposed brick wall and concrete beams running throughout.

The property is accessed from the private gated courtyard where there is an allocated parking space immediately outside the property which also retains the industrial feel of the building with its crane tracks and steel beams. Upon entry, the welcoming entrance hallway leads to the ground floor versatile work space / Sleeping area, large storage cupboard and a stunning refitted W/c. Feature staircase ascending to the first floor. Here we have two excellent sized double bedrooms and a luxury bathroom. Stairs then continue to the second floor to the stunning double height open plan living/dining area and kitchen that benefits from large windows allowing vast amounts of natural light to flood the room and french doors which lead to the spectacular terrace.

This is a very rare opportunity to own a luxurious freehold town house in the Jewellery Quarter and viewings are highly recommended.

*LOCATION* The property is located in the heart of Birmingham's Jewellery Quarter, minutes from St Paul's Square and close to the canal walkways.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer

*JAMES LAURENCE ESTATE AGENTS* 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 our client, but we would request all information to be verified by the



*purchaser's chosen solicitor.*

*Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.*

*Tenure: Freehold*

*Services: All mains' services are connected to the property.*

*Local Authority: Birmingham City Council*

*Council Tax Band - D*

*Service Charge - £1,072.63 Per Annum*

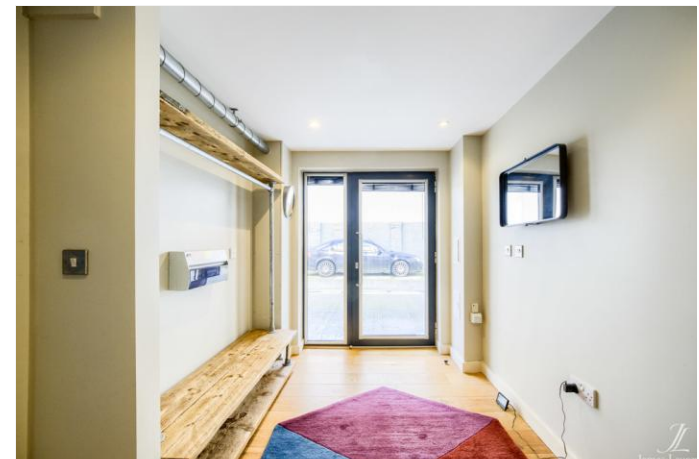
*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

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*Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

*Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.*



**To book a viewing  
of this property:**

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

