



Floor Layout



Total area: approx. 169.2 sq. metres (1821.2 sq. feet)

Total approx. floor area 1,821 sq ft (169 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



Alben Works

2 Legge Lane

B1 3LD

Asking Price Of £750,000

- Luxurious Three-Bedroom Townhouse
- Character Features
- Secure & Allocated Parking
- 1821 Sq. Ft.



**Alben Works,  
2 Legge Lane, Jewellery Quarter, B1 3LD  
Asking Price Of £750,000**



## Property Description

### DESCRIPTION

Introducing Alben Works by Liv Project, a unique loft-style home located in an exclusive gated development in the heart of the Jewellery Quarter. Designed by the award-winning Sjolander da Cruz Architects, each home is meticulously crafted to be a one-of-a-kind living space. Inspired by the rich history and architecture of the Jewellery Quarter, these modern homes feature authentic loft-style design elements.

The development consists of nine two and three-bedroom loft-style houses, each boasting a high specification that includes:

- Double-height open plan living spaces
- Custom-designed Sie Matic kitchens with 20mm Silestone worktops
- Integrated Siemens appliances and Quooker Flex 3-in-1 boiling tap
- Duravit sanitaryware and Hansgrohe chrome finish brassware
- Large Ideal Combi Futura+ triple glazed windows
- Living spaces located upstairs for better views from the terrace
- Sustainability features such as natural ventilation and increased insulation
- Pre-oiled Köhrs engineered hardwood flooring
- Velux rooflights and designer industrial-style lighting
- Secure allocated parking with 2-way video/audio access control

Each home has its own front door within a new courtyard, inspired by the historic terraces of the Jewellery Quarter. The design promotes a sense of community, reminiscent of the creative courtyards where artisans once worked. The emphasis on sustainability and energy efficiency is evident throughout, with a focus on natural finishes, energy-saving lighting, and quality fittings in the kitchens and bathrooms.



Liv Project prioritise architecture and design, ensuring that every detail is carefully considered to create spaces that they would want to live in themselves. Their commitment to creating places, not just developments, is reflected in the thoughtful design and attention to detail seen in Alben Works.

### LOCATION

The Jewellery Quarter is a historic and vibrant neighbourhood known for its rich heritage in jewellery making and craftsmanship. This area boasts a unique blend of traditional charm and modern amenities, making it a sought-after location for residents and businesses alike.

With its picturesque streets lined with Victorian buildings, trendy cafes, and boutique shops, the Jewellery Quarter offers a distinctive and inviting atmosphere. Additionally, its convenient proximity to the city centre and excellent transportation links make it a desirable location for those seeking a dynamic urban lifestyle. Whether you are a jewellery enthusiast, a history buff, or simply looking for a trendy and eclectic neighbourhood to call home, the Jewellery Quarter in Birmingham offers a one-of-a-kind living experience.

### 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: E*

*Service Charge: £1,700.00 Per Annum*

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

*Free Valuation: Please contact the office on to make an appointment.*

*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:**  
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