



The Fazeley

63 Shadwell Street

B4 6LQ

Asking Price Of **£350,000**

Two-Bedroom Apartment

No Upward Chain

635 Sq. Ft.

Secure, Allocated Parking Space



Property Description

DESCRIPTION A truly unique, two bedroom, two bathroom apartment within the Snow Hill Wharf development. Located on the first floor, boasting a large balcony. Internally, an open plan kitchen/living, double bedrooms and with the master with a private en-suite, family bathroom & secure allocated parking. A must view.

LOCATION The development's stunning canal-side location, just minutes from the Cabotage Business District and prime transport hubs including the forthcoming high-speed railway station (HS2), combines serenity with the convenience of city centre living.

Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers a thriving rental market for investors.

GENERAL • Laminated Karndean Korlok flooring to hallway, kitchen and living room

- Carpets to bedrooms
- Veneer ash-stained apartment front doors
- Dark grey laminate internal doors
- Multi-point high security door locking system to entrance door with spyhole
- Dark bronze ironmongery throughout
- Fitted wardrobe to bedroom 1
- Bosch freestanding washer / dryer
- 10-year ABC warranty from date of legal completion
- 2-year St Joseph warranty
- 250-year lease
- Communal heating system to all apartments
- Oak staircase with glass balustrade and oak handrail

ELECTRICAL • LED downlights to hallway, kitchen, living room, ensuite, bathrooms and utility room

- Feature pendant lights to living / kitchen / dining areas
- Ceiling pendant lighting to all bedrooms
- Double socket with USB in dark bronze with black inverts to kitchen area and bedroom 1
- TV / media points to living room and all bedrooms
- Mini black touchscreen video and audio door entry system
- Sky Q with direct feed to living room
- Hyperoptic fibre broadband to all plots as standard
- BT Openreach to all plots as standard

KITCHEN • Contemporary designed kitchen with handleless doors to all plots

- Silestone worktop
- Bosch black single oven
- Slimline telescopic cooker hood
- Bosch touch control integrated induction hob
- Fully integrated dishwasher
- Integrated full height 70 / 30 fridge / freezer

BATHROOMS / ENSUITES • Floor mounted Roca WC with concealed cistern system

- Semi-recessed Roca basin with post-formed worktop and ceramic tiled housing
- Bath panel and vanity worktop in Avola grey
- Full width mirror to recess
- Ceramic tiles to floors and selected walls
- Electric feature towel warmer
- Brushed dark bronze robe hook
- Thermostatic controlled showers with mini handset and with ceiling mounted rain shower
- Thermostatic hand-held showers to baths
- Shower tray with hinged-line shower screen in black trim
- Double-ended bath
- Fixed bath screen in black trim
- Recessed alcoves to bathroom and ensuite
- Brushed dark bronze paper roll holder

RESIDENTS' FACILITIES • Three individually designed private podium gardens

- Exclusive access to gym, sauna and steam room, cinema room, lounge and conference room
- Interior designed entrance lift, lobbies and corridors
- Car parking, motorcycle and bicycle storage facility
- 5 electric vehicle charging points
- CCTV security system
- 24-hour concierge



Floor Layout

First Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

Total approx. floor area 635 sq ft (59 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.

Energy Efficiency Rating			
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		

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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.