



Floor Layout



Total approx. floor area 1,341 sq ft (125 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.

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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



REASSURINGLY LOCAL



Kingston Row

Birmingham City Centre

B1 2NU

Offers In Excess Of £440,000

- End Terrace Styled Cottage
- Building dates back to 1800's
- 1,341 Sq. Ft.
- Off-Road Parking



Kingston Row, Birmingham City Centre, B1 2NU

Offers In Excess **£440,000**

Property Description

DESCRIPTION

Nestled at the end of a quiet terrace, this beautifully presented two-bedroom, two-bathroom home seamlessly blends modern finishes with timeless charm. Bathed in natural light from multiple aspects, the property offers a warm and inviting ambiance from the moment you step inside.

The spacious open-plan living and dining area is finished to a high standard, with elegant flooring, neutral tones, and tasteful décor throughout. The modern kitchen is well-equipped, featuring sleek cabinetry, quality appliances, and ample workspace - perfect for both everyday cooking and entertaining.

Upstairs, two generously sized double bedrooms provide peaceful retreats, each with thoughtful touches and plenty of storage. The principal bedroom benefits from an en-suite bathroom, while a second contemporary bathroom serves the rest of the home with style and functionality.

Outside, the property boasts a designated parking and the advantages of being an end-terrace, offering additional privacy and a greater sense of space.

This turnkey home is perfectly suited for professionals, couples, or small families seeking a low-maintenance, high-quality property in a desirable location.

LOCATION

Kingston Row is a short walk to Birmingham city centre's bustling financial district, New Street station, Snow Hill train and metro station and the new Hs2 site beyond, with the immediate A38 link with ease of access to M6 motorway.

Whatever you fancy doing it's likely you'll find it close to hand, from dining in one of the six Birmingham Michelin starred restaurants, to local independent bars, through to the many entertainment venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance. Not to mention the high class



boutique shops of The Mailbox next door and Bullring complete with Selfridges.

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

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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.

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