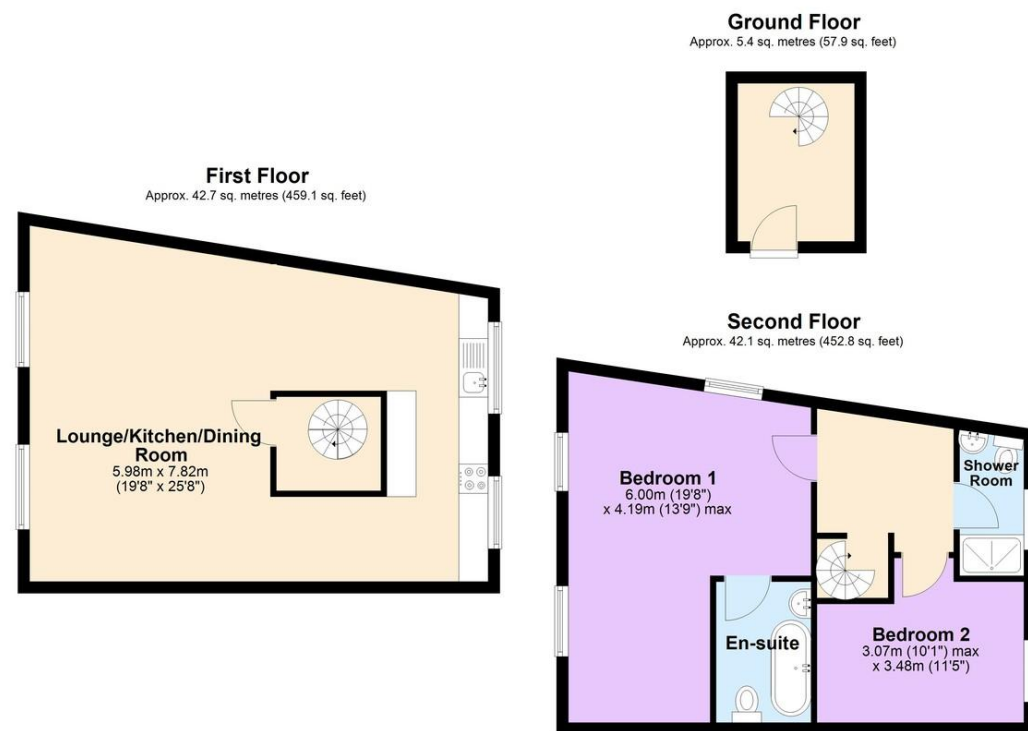




Floor Layout



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

Total approx. floor area 969 sq ft (90 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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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

James Laurence



REASSURINGLY LOCAL



St Michael's Court

Warstone Parade East

B18 6NR

Asking Price Of **£350,000**

- Two-Bedroom Duplex Apartment
- 969 Sq. Ft.
- Secure & Allocated Parking
- No Upward Chain



St Michael's Court, Warstone Parade East, Jewellery Quarter, B18 6NR Asking Price Of £350,000

Property Description

DESCRIPTION James Laurence are pleased to present this well-maintained and characterful two-bedroom property, offered with no upward chain and tenant in situ, making it an excellent investment opportunity.

Ideally located in the heart of the Jewellery Quarter, this unique home is just a short walk from the area's vibrant bars, restaurants, and boutique shops. Positioned on Warstone Parade East, a peaceful close just moments from the iconic Chamberlain Clock, the property enjoys a quiet yet central setting.

The accommodation briefly comprises an entrance area with a striking spiral staircase leading to the first floor. Here, you'll find a spacious open-plan living area that flows through to a well-appointed kitchen, along with an additional staircase to the second floor. The upper level hosts two generous double bedrooms, a family bathroom, and a modern en-suite.

Additional benefits include allocated parking and unique architectural features that set this property apart.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

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 including the Colmore Business District.

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.



REASSURINGLY LOCAL



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 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: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: £1,682.68 Per Annum.

Ground Rent: £100.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 100 Years Remaining.

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:
0121 6044060

Email:
info@jameslaurenceuk.com

