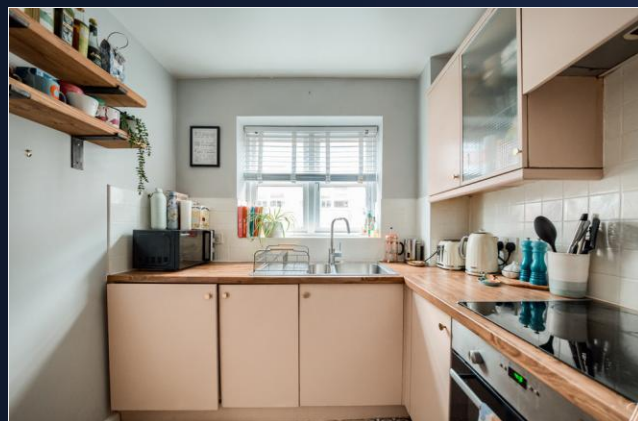
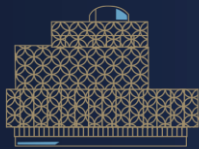




Point Four

Branston Street

Birmingham

B18 6BP

Offers In Excess Of £180,000

First Floor Apartment

Two Double Bedrooms

Two Bathrooms

Open-plan Lounge / Diner

Separate Kitchen

Secure Allocated Parking



Property Description

DESCRIPTION A well presented two bedroom apartment spanning over 697 Sq. Ft. situated in the heart of the Jewellery Quarter. This second floor property briefly comprises: entrance hallway, open plan living/dining room with Juliet balcony off, separate kitchen, master bedroom with en-suite facilities, second double bedroom, family bathroom. Each room features modern decor and is finished in neutral tones creating a welcoming living environment. To the outside there is an allocated parking space in a secure car park. This property is an ideal purchase for a first time buyer or investor.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter.

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.

JAMES LAURENCE ESTATE AGENTS

Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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

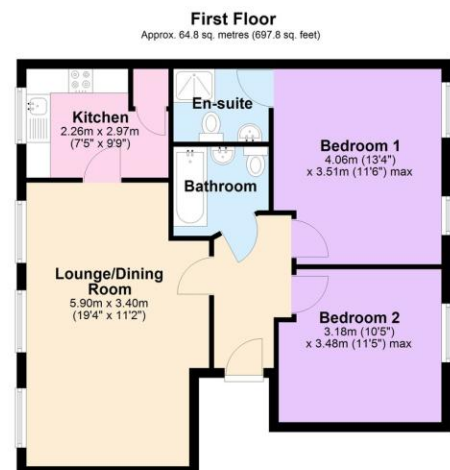
Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council
Council Tax Band - D

Service Charge - £3644.40 per annum
Ground Rent - £150 per annum
Ground Rent Review Period - TBC
Length of Lease - 126 years remaining



Floor Layout



Total area: approx. 64.8 sq. metres (697.8 sq. feet)

Total approx. floor area 697 sq ft (65 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence
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