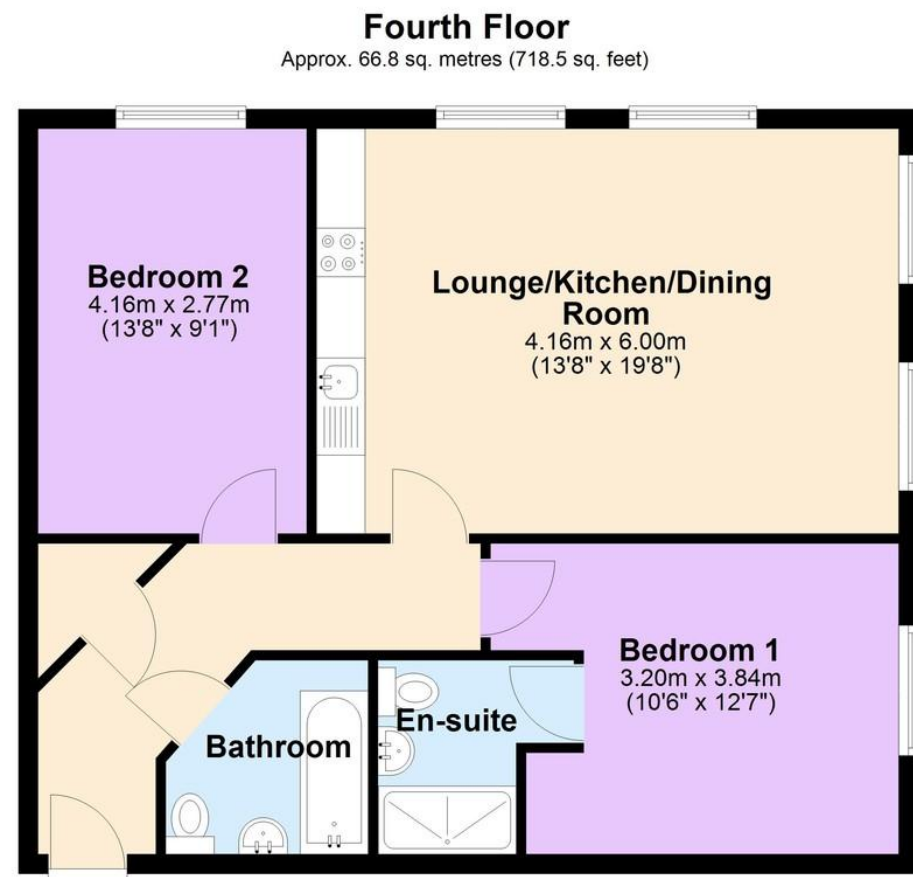




Floor Layout



Total approx. floor area 719 sq ft (67 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.



Tennant Street Lofts

Tennant Street

Birmingham

B15 1BS

Asking Price Of **£285,000**

- Fourth Floor Apartment
- Two Bedrooms Two Bathrooms
- Secure Allocated Parking
- Finished To An Exceptional Standard
- City Centre Location



Tennant Street Lofts, Tennant Street, Birmingham, B15 1BS Asking Price Of £285,000

Property Description

DESCRIPTION A beautifully designed fourth-floor apartment combining contemporary style with a high-quality finish throughout creating an elegant and practical home in the heart of Birmingham City Centre. Briefly comprising an open-plan Kitchen / Lounge / Diner, two double Bedrooms, and two Bathrooms (one of which is ensuite). Stepping through the front door you enter into a welcoming hallway with storage facilities and doors leading to all rooms. The open-plan living space is the focal point of the apartment featuring a fitted kitchen with integrated appliances, stylish tiled splashbacks, and ample storage space. The living space offers ample space for dining and relaxation with large windows providing excellent natural light. There are two double bedrooms with sleek décor, easily accommodating freestanding furniture. The smaller of the bedrooms is currently dressed as a home office, whilst the master bedroom benefits from an ensuite bathroom finished to a high standard with white metro tiling, a walk-in shower, floating vanity unit, heated towel rail and modern fittings. The family bathroom echoes the style of the ensuite with bath and overhead shower, modern vanity unit, and striking monochrome tiled flooring. The apartment is immaculately maintained throughout, with a stylish mix of modern finishes and classic touches. It features high ceilings, large windows with fitted curtains, parquet flooring throughout, and cast-iron radiators, all of which contribute to a real sense of luxury.

LOCATION Tennant Street Lofts sits in the heart of Birmingham's sought-after city centre, just a short walk from Brindleyplace, Broad Street, and the Mailbox, offering a wealth of bars, restaurants, cafés, and shops on the doorstep. The area is particularly attractive to professionals, with Five Ways railway station less than 10 minutes' walk away and easy access to New Street station, making commuting straightforward. Buyers also benefit from proximity to cultural highlights such as Symphony Hall, the Birmingham Rep, and the Library of Birmingham, as well as everyday conveniences including supermarkets and gyms. With the city's business district within walking distance and excellent road links via the A38 and ring road, Tennant Street offers a prime balance



of lifestyle and connectivity.

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 - £2380 per annum.

Ground Rent - £325 per annum.

Ground Rent Review Period – TBC

Length of Lease – 242 years remaining

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

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