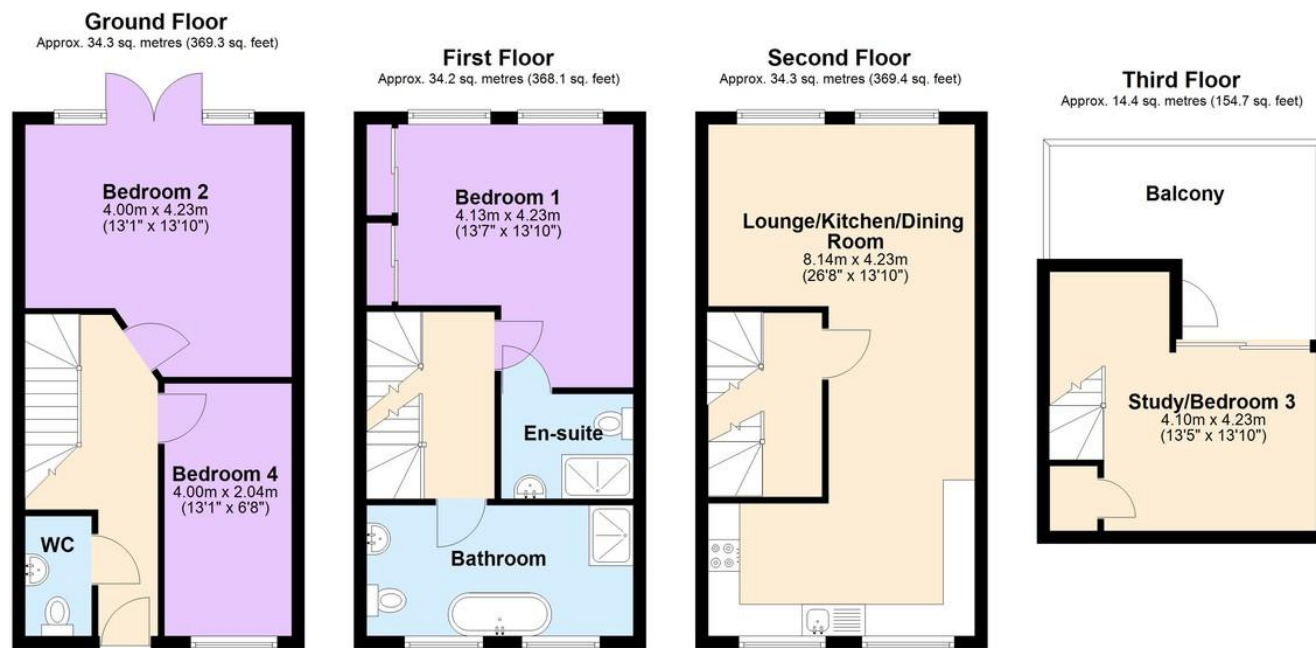




Floor Layout



Total approx. floor area 1,261 sq ft (117 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

James Laurence



REASSURINGLY LOCAL



Falcon Works Court

20 Regent Parade

B1 3NT

Asking Price Of **£525,000**

- Four spacious bedrooms arranged over four levels
- No Upward Chain
- Secure & Allocated Parking
- 1261 Sq. Ft.



Falcon Works Court,
20 Regent Parade, Jewellery Quarter, B1 3NT
Asking Price Of £525,000

Property Description

DESCRIPTION James Laurence Estate Agents are delighted to present this outstanding four-bedroom townhouse, set within the highly sought-after Falcon Works Court development in the heart of the Jewellery Quarter. Offering over 1,261 sq. ft of beautifully arranged accommodation across four floors, this rare property combines modern design, generous proportions, and a superb central location.

KEY FEATURES Four spacious bedrooms arranged over four levels

Principal bedroom with en-suite and a further luxury family bathroom

Bright and expansive open-plan lounge, kitchen and dining area

Modern fitted kitchen with integrated appliances

Top floor study/bedroom with access to a private balcony

Ground floor WC for added convenience

Versatile layout ideal for families, professionals, or sharers

Approx. 1,261 sq. ft (117.2 sq. m) of internal space

The first floor hosts the impressive principal suite, featuring a modern en-suite shower room and access to a beautifully appointed main bathroom across the landing.

On the second floor, the space truly opens up - a stunning open-plan lounge, kitchen, and dining area spans the entire width of the house. Flooded with natural light from dual-aspect windows, this floor offers the ideal setting for both entertaining and everyday living.

The top floor offers a versatile study/bedroom with direct access to a private balcony, providing an inviting outdoor retreat and a wonderful spot for morning coffee or evening relaxation.



Whether you're seeking a stylish city home or a high-quality investment, Townhouse 6 delivers exceptional space, flexibility, and long-term value.

Viewings highly recommended - properties of this calibre in Falcon Works Court are rarely available for long.

EPC Rating: C

LOCATION Falcon Works Court enjoys an enviable position within Birmingham's historic Jewellery Quarter, one of the city's most desirable and characterful neighbourhoods. Known for its blend of heritage architecture and contemporary living, the area offers an exceptional balance of tranquillity and convenience - ideal for city professionals and families alike.

Regent Parade is a peaceful residential street, tucked just moments away from St. Paul's Square, offering boutique cafés, bars, and independent restaurants within a few minutes' walk. The development also benefits from excellent transport links - Jewellery Quarter Station and St. Paul's Tram Stop are both nearby, providing quick access across the city and beyond.

The Central Business District, Colmore Row, and Brindleyplace are all within easy walking distance, placing you right at the heart of Birmingham's commercial and leisure hub. Residents can also enjoy nearby green spaces such as St. Paul's Square Gardens and Birmingham Canal Old Line, perfect for morning runs or weekend strolls.

Combining a strong sense of community with close proximity to the city's best amenities, Falcon Works Court offers the perfect setting for those seeking stylish, well-connected urban living in one of Birmingham's most sought-after postcodes.

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: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: E

Service Charge: £1,157.04 Per Annum

Ground Rent: £0.00 Per Annum

Ground Rent Review Period:

Length of Lease: 988

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:
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Email:
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