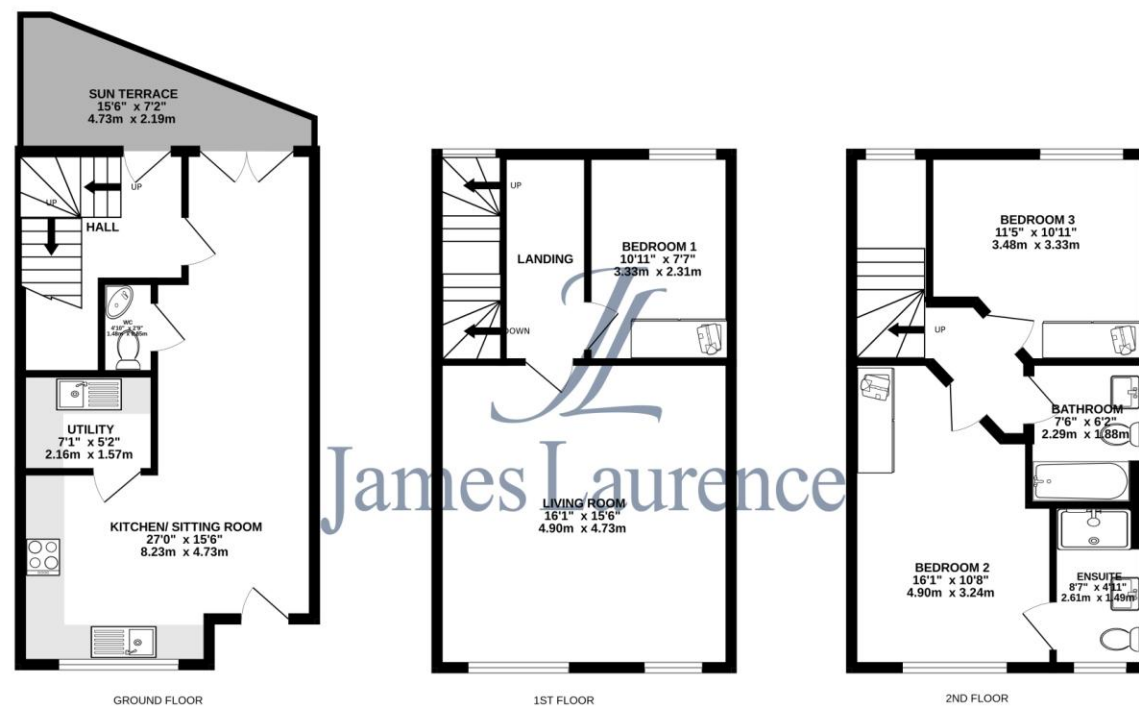




Floor Layout



TOTAL FLOOR AREA : 1270sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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Total approx. floor area 1,270 sq ft (117.99 sq m)

Birmingham City Centre Branch
0121 6044060
info@jameslaurenceuk.com
33 Ludgate Hill, Birmingham, B3 1EH


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



Tenby Street South

Jewellery Quarter

B1 3DN

Asking Price Of **£475,000**

- Three Bedroom Townhouse
- Two Bathrooms & WC
- Secure & Allocated Parking
- Rear Garden



Tenby Street South,
Jewellery Quarter, Birmingham City Centre, B1 3DN
Asking Price Of £475,000

Property Description

DESCRIPTION James Laurence Estate Agents are delighted to present this outstanding three-bedroom townhouse on Tenby Street South, set within the heart of the Jewellery Quarter. Offering over 1,216 sq. ft of beautifully arranged accommodation across four floors, this rare property combines modern design, generous proportions, and a superb central location.

LOCATION Situated in the vibrant Jewellery Quarter, you will be surrounded by a rich history and a variety of trendy bars, re staurants, and boutique shops. Excellent transport links, including the Jewellery Quarter train station and easy access to major roadways, make commuting a breeze.

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: C
Service Charge: £1,500.00 Per Annum
Ground Rent - Peppercorn
Ground Rent Review Period – N/A
Length of Lease: 991 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To book a viewing
of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

