



## Floor Layout



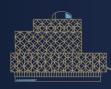
Total approx. floor area 1,679 sq ft (156 sq m)

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 purpos es only and should be used as such by any prospective purch aser. 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.

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 are 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















## Sydenham Place

26B Tenby Street

B1 3EE

Offers In Excess Of £499,950

- Three/ Four Bedroom Penthouse Apartment
- Secure & Allocated Parking
- 1679 Sq. Ft.
- Bespoke Grade II Listed Conversion





Sydenham Place, 26B Tenby Street, Jewellery Quarter, B1 3EE Offers In Excess Of £499,950

## **Property Description**

SYDENHAM PLACE \*\*LAST FEW REMAINING UNITS\*\* This historic Grade Il listed building is located in part of the city's famous Je wellery Quarter, extremely close to the gold triangle and near by amenities

Each of the six conversion apartments has been thoughtfully designed and finished using the highest quality materials. The be autifully designed communal areas maintain the level of specification and finish in keeping with that of your apartment, so your experience starts the moment you enter the building. Each has a long leasehold and the security of a gated parking space.

APARTMENT 5 Situated on the second floor, this lovely apartment has three bedrooms, three bedrooms, three bedrooms, an optional fourth bedroom/ cinena room and a large open plan living & Kitchen area with gorgeous original windows allowing beams of natural light to filter through

SPECIFICATION

- SECURITY AND INTERNAL FINISHES Wideo intercom entry system to each apartment. 

   Oak Veneered, Internal Doors (Internal doors SolidFD30 Fire Doors in Oak Veneer. Front Door is matching FD30 in Black All door/window furniture insatin black.)

   Designer Radiators Throughout 
   LED Lighting
   Remote Heating Control

KITCHEN - Bespoke Super Matt Graphite Kitchen Units 
- Marble effect Mirostone kitchen Worktops

- Marble effect Mirostone kitchen Splashbacks Fully integrated AEG Appliances Inc.: Washing Machine, Sink, Mixer Tap, Microwave, Filtered Extractor Hood, Oven and 50:50 Fridge Freeze. NEFF Hob.

- BATHROOM Full Height polished Ceramic wall and floor Tiling All-round in Carrara marble effect

   K.VIT Fixtures and Fittings Inc.: Concealed W.C. Suite, Wash Basin with Floor Standing Cupboards, LED Lit Mirrar, Mono Basin Mixer Tap, Double Ended Bath with Mixer Tap, Stone Composite Shower Tray, Rain Style Shower, Designer Shower Enclosure.
- FLOORING 24mm Wood Flooring built up to all Kitchen, Dining, Lounge and Hallways 6mm acoustic rubber matting followed by 6mm underlay and finished in 12mm oak veneered flooring Fitted Carpet to all Bedroom 6mm acoustic rubber matting followed by 7 mm underlay and finished in 11mm carpet Polished Ceranic Floor Tiles to all Bathrooms











ADDITIONAL DETAILS - 10 Year Build Zone NewHome Warranty□

- Digital TV and Internet Compatibility□ - Visual Door Entry System

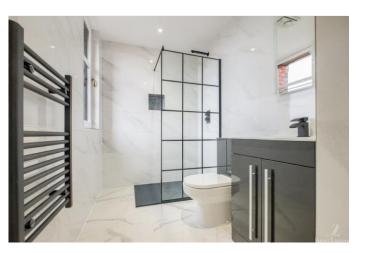
AREA The property is located in the heart of Birmingham's Jewellery Quarter.

The Jewelløy Quartø is a designated conservation area and proposed World Horitage 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.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Safridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outets including Amami and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Echibition Centre. The A38 Aston Expressway is only around half amile away and leads directly onto Junction 6 of the M6 which itself is only some 35 miles distant. With the growing network links within Birmingham, the property is well situated with be located 300m away from Snow Hill Station.







## To book a viewing of this property:

Call:

0121 6044060

info@jameslaurenceuk.com



