



## 606, Beaufort House Newhall Street

Birmingham, B3 1PB

A stunning modern apartment, prominently situated in the bustling heart of Birmingham City Centre, adjacent to the Jewellery Quarter and on the edge of the Colmore Business District. Bright open plan kitchen/living area, complete with a full suite of integrated appliances and solid worktops. Two spacious double bedrooms, one with an en-suite, additional separate bathroom. LED efficient lighting throughout, USB sockets and NEST thermostats with SmartPhone integration. Bathrooms feature brushed brass ironmongery, ceramic penny tiled floors and herringbone tiling. This building has the added benefit of a concierge from 8am-1pm.

EPC Rating C

**Offers Over £255,000**

# 606, Beaufort House Newhall Street

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- Spacious, light filled, loft-style apartment
- Open-plan kitchen and lounge
- 2 Stunning bathrooms
- Intercom system
- Prime Location in Birmingham City Centre
- Modern fitted kitchen
- NEST learning thermostats
- Entrance lobby
- 2 Double bedrooms
- 2 Elevators

## Open plan kitchen/lounge

10'9" x 20'11" (3.28 x 6.39)

## Bedroom 1

8'5" x 17'0" (2.58 x 5.19)

## Bedroom 2

8'5" x 13'8" (2.58 x 4.19)

## En-suite Shower Room

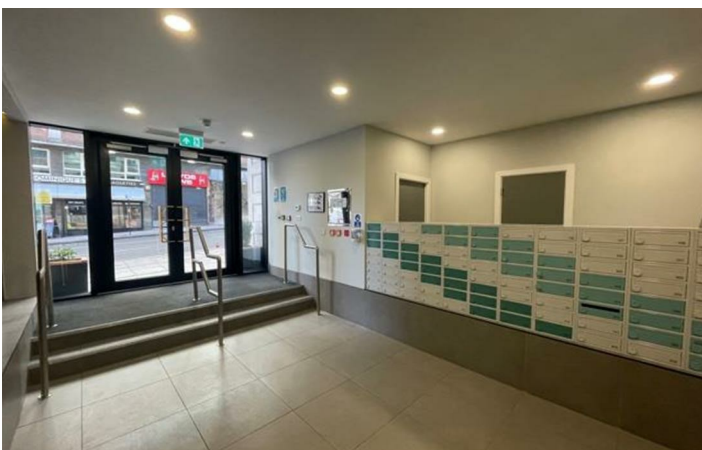
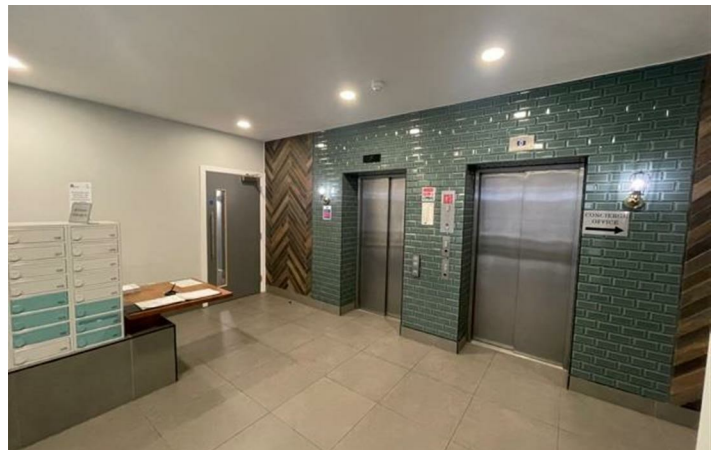
4'9" x 6'5" (1.45 x 1.97)

## Bathroom

5'4" x 6'5" (1.64 x 1.97)



[Directions](#)



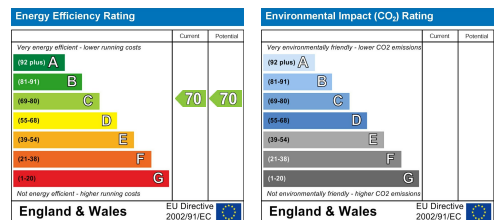
# Floor Plan

## GROUND FLOOR



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 as to their operability or efficiency can be given.  
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543 Bristol Road, Selly Oak, Birmingham B29 6AU. T: 0121 472 3331 Website: [www.direct-housing.co.uk](http://www.direct-housing.co.uk)  
E-mail: [sellyoak@direct-housing.co.uk](mailto:sellyoak@direct-housing.co.uk) [lettings@direct-housing.co.uk](mailto:lettings@direct-housing.co.uk) [accounts@direct-housing.co.uk](mailto:accounts@direct-housing.co.uk)

