



Connells

Camden Street
Birmingham



Property Description

Connells is extremely proud to present this stunning three bedroom home located on the very elite Camden Street in Birmingham's Jewellery Quarter. This bright and very spacious home is a unique find with its reversed role of bedrooms and bath, on ground level and living quarters on the first. This is a must see for anyone looking for that high end property with class.

As you enter from the shared courtyard which hosts the property's allocated parking space, you will be greeted with bright clean walls hardwood varnished floors which run through the home. On the ground floor there is a large family bathroom, a sizable utility and two large guests room plus the entrance to the stairs up to the living quarters. at the end of the corridor you will also find the primary bedroom of the home complete with en-suite and french doors. The second floor hosts the grand room complete with living and dining area and following on to the fitted kitchen nestled perfectly at the end, this room is fully of light with its multiple windows allowing plenty of natural light to flood in, also at the rear of this room is a spacious study/office area ideally set up for the at home worker. This home is located in the heart of the city yet holds a peaceful quiet atmosphere. Many local bars and restaurants plus many transport links are just moments walk. Interest in this lovely family home will be very high and we would recommend securing your viewing now.

Property Details

Having one allocated parking available.

Entrance Hall

Having engineered wood flooring, storage, radiator and doors off to:

Bathroom

Bath, shower overhead, WC, vanity hand wash basin, fully tiled, window & radiator.

Utility Room

7' 4" x 5' 5" (2.24m x 1.65m)
Having base units, storage and gch boiler housed.

Bedroom One

17' 1" x 15' (5.21m x 4.57m)
Having engineered wood flooring, radiator and doubler glazed patio doors.

Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m)
Engineered wood flooring, double glazed window with fitted blinds, and radiator.

Bedroom Three

8' 7" x 9' 7" (2.62m x 2.92m)
Engineered wood flooring, double glazed window and radiator.

En-Suite

Shower cubicle, vanity wash hand basin, low level W/C, Fully tiled, towel rail and radiator.

First Floor Landing

Stairs elevating from ground floor and doors off to:

Open Kitchen/Diner/Lounge Plan

This beautifully presented high spec fitted kitchen comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood overhead, integrated appliances, spotlights, fitted blinds, double glazed window, radiators and engineered wood flooring throughout.

Study

14' 1" x 8' 4" (4.29m x 2.54m)

Engineered wood flooring, radiator and window.

Location

The Jewellery Quarter is a designated conservation area and proposed World Heritage 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. Camden Court is located in the heart of this historic district. It is one of the only town house developments of its kind in the area and therefore encourages strong demand, capital growth and strong rental yields.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: B

view this property online [connells.co.uk/Property/DIG111278](https://www.connells.co.uk/Property/DIG111278)



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DIG111278 - 0008