

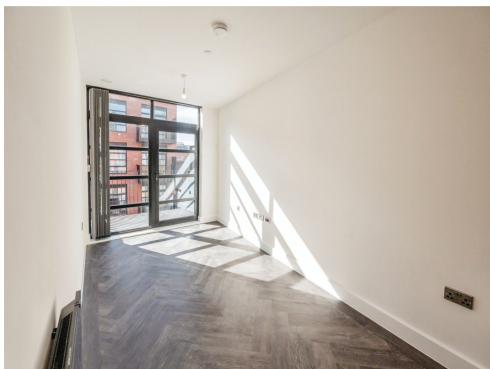


Connells

Gunsmith House Price Street
Birmingham

Gunsmith House Price Street Birmingham B4 6GR

for sale offers in the region of
£307,500



Property Description

Gunsmith House is located within Birmingham's historic Gun Quarter, Gunsmith House is just a short walk from Snow Hill Station, Aston University and the Business District. It is also on the doorstep of the Jewellery Quarter with more than 30 restaurants, bars and cafes.

The Gun Quarter previously housed weapons assembling factories, and served as a key hub for the country's industrial development over the past 200 years.

Transport Links

Property is nestled away close to the Jewellery Quarter - an easy 0.5 mile walk to the iconic St Paul's Square, with many popular bars and restaurants offering an alternative experience to Birmingham's typical busy night out. If you're looking for a bite to eat, head over to Red Lion just one minute from the building, a unique art themed pub offering a great selection of food and drinks, whilst their Sunday Roasts are unbeatable in the City!

This apartment offers great transport links, situated just a 1 mile walk to New Street station or 0.3 miles to the Jewellery Quarter train station. You would also be placed only 0.9 miles from Colmore Row and 0.6 miles to University College Birmingham, making the property an excellent choice for both students and working professionals. Along with the added benefit for the HS2 plans.

Specification

- Wall mounted electrical panel heaters with smart wifi controls
- Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher, and integrated washer/dryer to all apartments.
- Duravit sanitaryware and Hansgrohe brassware with part tiled Porcelanosa walls to

wet areas and Porcelanosa floor tiling.

- Contemporary doors throughout including brushed stainless steel ironmongery
- Pencil round skirting and architrave finished in white eggshell paint
- White emulsion paint to all walls and ceilings
- LVT throughout (excluding wet areas) with carpet to bedrooms
- Secure door entry system
- Digital arial and signal distribution to TV point in each apartment
- Virgin and BT Fibre data cable to a single outlet in living room
- Mains Electrical Services

Entrance Hallway

10' 11" Max x 9' 11" Max (3.33m Max x 3.02m Max)

Lounge Kitchen Area

25' 9" Max x 13' 6" Max (7.85m Max x 4.11m Max)

Balcony

Master Bedroom 1

14' 10" x 9' 6" (4.52m x 2.90m)

Bedroom 2

14' 1" x 9' 6" (4.29m x 2.90m)

Bathroom

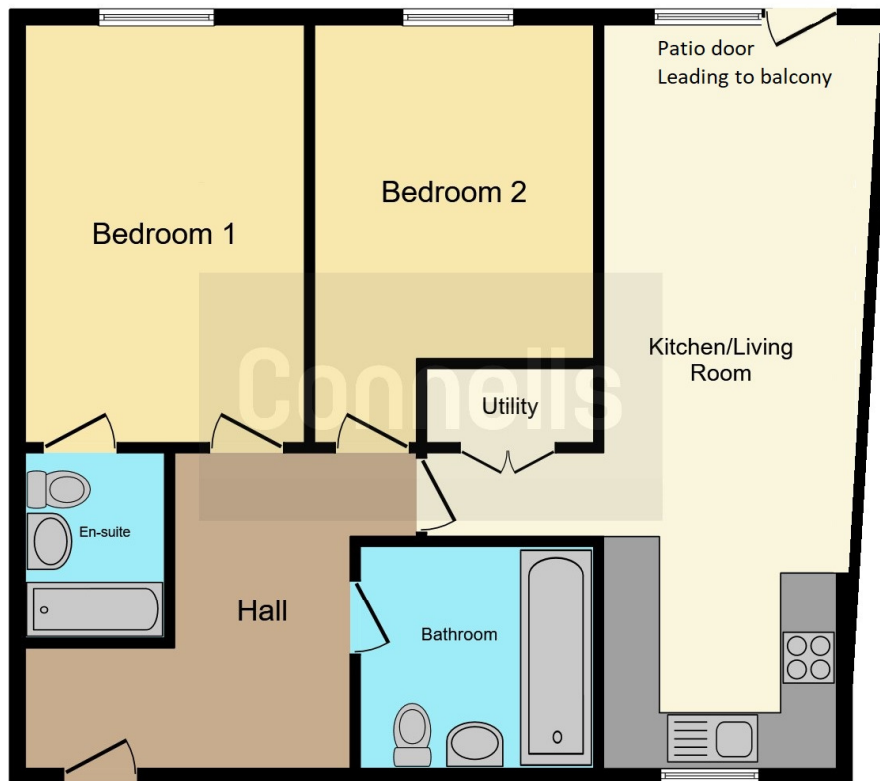
Ensuite

Parking

Allocated parking spaces are available at extra cost, please speak with a sales advisor for info.

However there is available parking permits on a secure car park across the road from the development.





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

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EPC Rating: B

view this property online connells.co.uk/Property/DIG112263

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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