

Outstanding & Unique "Mews House nestled in the City's most prestigious neighbourhood, Birmingham's Jewellery Quarter. Unique opportunity to acquire a 2 double bedroom Mews House in this exciting development where historic architecture and new build combine. Architectural features with a high standard of finish, this unique home is perfectly located within this security gated development.

Located moments from the famous St Paul's Square, The Colmore Business District and Birmingham City centre.

Just a 2 minute walk to St Paul's Tram Stop and 8 minute walk to two railway station.

This unique home, is offered with a 999 year lease within the exceptional development.

### Entrance Hall

With stairs leading to the first floor living accommodation and doors to:

### Bedroom One

4.06 x 2.91 (13'3" x 9'6")

With double windows to the front elevation, door to;

### En-Suite Bathroom

With a contemporary suite comprising bath with shower set, low level wc and wall hung wash basin

### Bedroom Two

4.48 x 2.91 (14'8" x 9'6")

With double glazed window facing into the courtyard.

### Shower Room

With a contemporary suite comprising shower, low level wc and wall hung wash basin.

### First Floor Accommodation

With galleried landing with feature windows and access to the open plan living area.

### Living Room With Vaulted Ceiling

5 x 4.15 (16'4" x 13'7")

With feature windows to the front aspect with further Conservation skylight windows above, ceiling with exposed roof trusses, exposed brick work to parts,

### Open Plan Kitchen / Dining Area

4.94 x 3.72 (16'2" x 12'2")

With the kitchen area fitted with a contemporary range of units and integrated appliances. Feature windows to the front aspect with further Conservation skylight windows above.

### Outside

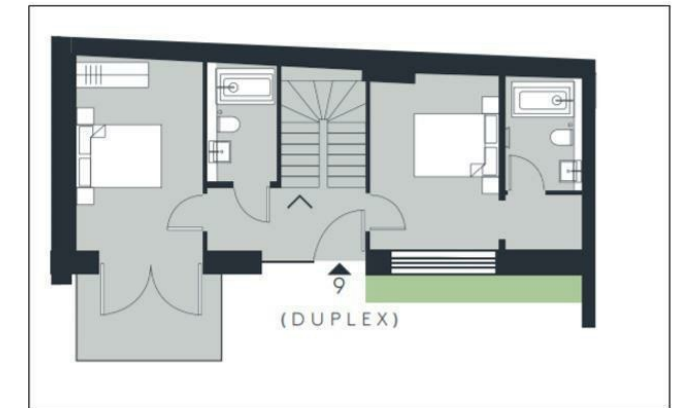
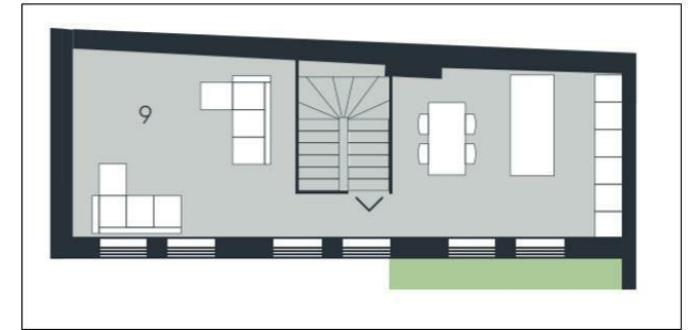
Own terrace area and access to the private residents courtyard area. Cycle storage.

### Tenure

999 Year Lease - pet friendly lease/development. Peppercorn Ground Rent

### Note

Any measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kurtis Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Kurtis Property nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/CGI images etc: The CGI images show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Floor plans provide an indication only as to the layout and should not be relied upon for valuation and or measurements. All measurements are approximate only and taken at maximum points. Rental values are estimated. All images are CGI for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>102-91kWh/m² A</p> <p>91-81kWh/m² B</p> <p>81-69kWh/m² C</p> <p>69-55kWh/m² D</p> <p>55-48kWh/m² E</p> <p>48-35kWh/m² F</p> <p>35-20kWh/m² G</p> <p>Not energy efficient - higher running costs</p>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>102-91kWh/m² A</p> <p>91-81kWh/m² B</p> <p>81-69kWh/m² C</p> <p>69-55kWh/m² D</p> <p>55-48kWh/m² E</p> <p>48-35kWh/m² F</p> <p>35-20kWh/m² G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
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