



LV PROPERTY.CO.UK



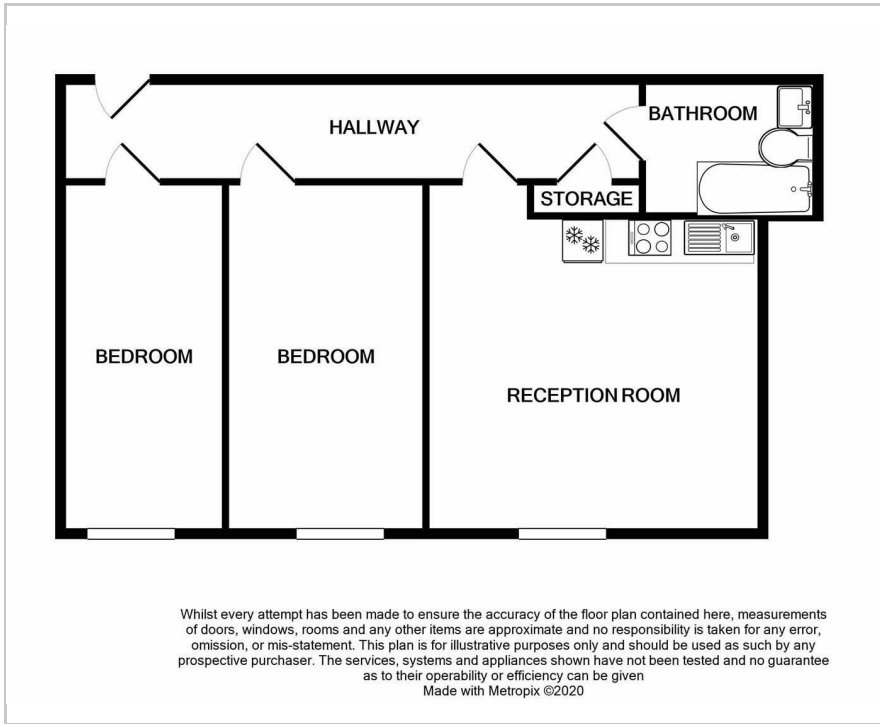
Apartment 3213 Derwent Foundry 5 Mary Ann Street

Birmingham, B3 1BG

Offers In Excess Of £175,000

2 1 1 D

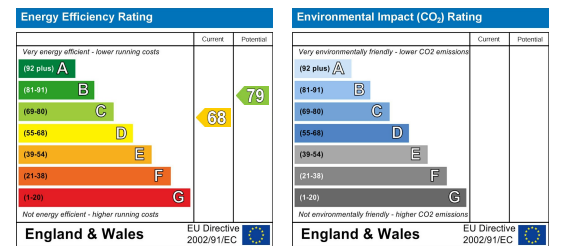
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

- LUXURY TWO BEDROOM ▪ HIGH CEILINGS APARTMENT
- FULLY MODERNISED ▪ CHARACTER BUILDING
- CHAIN FREE PROPERTY ▪ ST PAUL'S SQUARE LOCATION
- CLOSE TO LOCAL AMMENITIES ▪ CLOSE TO TRANSPORT LINKS

LV PROPERTY are proud to present Derwent Foundry, Nestled in the heart of Birmingham's vibrant city centre, this stunning residence in Derwent Foundry on Mary Ann Street presents a unique opportunity for those seeking an unparalleled urban living experience.

**Prime Location:** Enjoy the epitome of city living, with easy access to Birmingham's finest dining, entertainment, and cultural hotspots. Derwent Foundry is situated at the nexus of convenience and luxury, providing residents with an urban oasis in one of the city's most sought-after addresses.

**Creating a living space that is both energizing and tranquil.** Step into a world of refinement with thoughtfully designed interiors boasting high-end finishes and modern sophistication. Every detail has been meticulously curated to ensure a seamless blend of comfort and style.

**The gourmet kitchen is a culinary haven** equipped with state-of-the-art appliances and ample counter space. It's a perfect setting for culinary enthusiasts and those who appreciate the finer aspects of modern living.

**Tranquil Bedrooms:** Retreat to the spacious bedrooms where luxurious tranquillity meets contemporary design. Soft lighting and plush materials create a serene ambiance, making it a perfect escape at the end of the day.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



0121 285 7575  
www.lvproperty.co.uk

157c Warstone Lane, Jewellery Quarter,  
Birmingham, West Midlands, B18 6NZ