



158f Warstone Lane
Birmingham | West Midlands | B18 6NZ



158F WARSTONE LANE

Fine and Country Birmingham are delighted to present this beautiful and stylishly presented 3/4 bed freehold townhouse within a secure gated development. Warstone Parade East is a quiet discrete cul-de-sac, right in the heart of the world-famous Jewellery Quarter and the property benefits from a private off-road location.



The property has been considerably enhanced and improved by the current owners who have upgraded the interiors to a beautiful standard. Laid out over 4 floors with one parking space, the property comprises 3-4 double bedrooms, 2 bathrooms, a spacious open plan kitchen, lounge, diner with access to a good size balcony, and a stunning triple aspect top floor. The top floor is currently used as a bright and spacious second lounge with large bifold doors opening to a wonderfully spacious terrace with lovely views over the Birmingham skyline. This room really brings the indoor-outdoor living to life and is a perfect place to unwind all year round. There is also a good size study on the top floor, which could be used as a fourth bedroom. Located in the famously chic Jewellery Quarter within Birmingham City Centre, so rich and diverse in history. The area is encapsulated in listed landmark buildings and infrastructures still standing today. Features such as St Paul's Church, which sits on top of the last Georgian Square in Birmingham and the extraordinary Edwardian Chamberlain clock, really depict the imprint of prior generations and showcase just how exceptional the Jewellery Quarter is. The suburb village still lives up to its name boasting the largest concentration of businesses producing jewellery in Europe. However, a recent resurgence of residential conversions and increased demand for the perks of inner-city living has seen this historic part of Birmingham transform into a unique residential urban village giving the area a real sense of community. It also plays host to a vast array of stylish Bars, fashionable Restaurants, chic art galleries and museums set amongst an abundance of shopping facilities.

Ground Floor:

Entrance hall

The red brick frontage of the property leads into a welcoming reception hall, with feature hardwood floors, a good selection of storage and staircase to first floor.

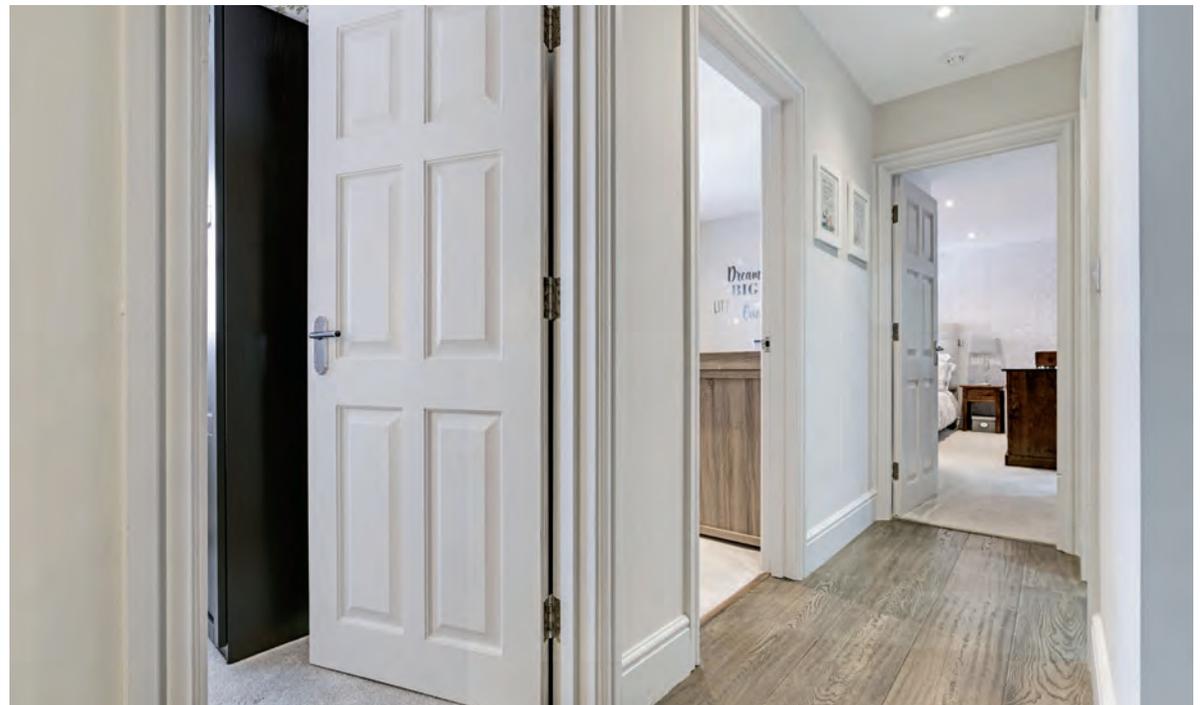
First Floor:

Landing, three double bedrooms one with ensuite and well arranged family bathroom.

The turning staircase, leads to the first-floor landing which is of good size and has access to three bedrooms and family bathroom. The principal bedroom is at the far end of the corridor and is a bright and airy space with a large window overlooking the frontage. The principal bedroom has an abundance of floor space as it boasts a well organised walk in closet and good size ensuite, with walk in shower cubicle, toilet, and wash hand basin.

Bedroom 2 is another good size double room with feature window over the front of the property.

Bedroom 3 again a good size double room with window to the front.













Second Floor:

Open plan lounge, diner, balcony 1 and fully fitted kitchen

The second staircase leads to a good size landing space with the large lounge diner and fantastic family kitchen overlooking the front of the property.

The lounge diner, a well-proportioned and sizeable room with access to a well-placed balcony maximising the airy light feel of this spacious room. The family kitchen which is well equipped with integrated appliances, gas hob and oven with extractor over. There is ample storage cupboards and a large picture window overlooking the front.

Third floor:

Landing space with study area, large lounge, bedroom 4 and large terrace area.

Finally, the third staircase leads to another landing large enough to provide space for a study area. Having a Velux roof window, once again brings natural light flooding into this landing space. The high vaulted ceiling demonstrates the keen eye and attention to detail carried throughout this property.

Off the spacious landing is the study, a sizeable room that could be used as another bedroom but is currently used as a large home office. Also off the landing one enters into a large penthouse style room which could be used as yet another large bedroom. However, this room currently serves as a beautiful second lounge, which features a flame effect built in electric fire, fitted display storage, and large bifold doors leading to the large south facing terrace area. This room really encapsulates the indoor-outdoor living style. The large terrace is a good size entertaining space with ample seating and cooking areas, outdoor lighting and views over Birmingham.



Seller Insight

“ Birmingham’s Jewellery Quarter, only a fifteen minute walk from the city centre, is a vibrant area of high quality jewellery stores, and home to cafes, restaurants, art galleries, and museums. It is also a superb place to live, and the present owners, James and Kate were thrilled to find 158f Warstone Lane, a fantastic property in the gated Minories development of six townhouses. They loved the fact that the house is in such a vibrant area and yet once inside the gates, you are in a calm environment.

James says, “When we viewed the property, we immediately loved the generous living areas, but were unprepared for the wow factor of the fourth floor. The spacious room has a light filled triple aspect, and the views across the city plus the bi-fold doors opening onto a terrace blew us away. We decided there and then that it was to be our new home, and we have lived here for eight happy years.”

Kate continues, “The house was liveable when we moved in, but we decided to refurbish from top to bottom, and we laid wooden flooring, installed a modern stairwell, and on the top floor removed a partition wall to create a generous open plan area, which is our favourite room. It is an absolutely fantastic area, perfect for unwinding after a day at work. You can settle by the feature fireplace or open the bi-fold doors to the terrace, creating a great inside, outside feel. It is a good party space where family and friends appreciate the terrace barbecues and rooftop views. It is just so light, quiet, and tranquil up there. We love it.”

The third floor is the sociable daily hub of the house where the kitchen, dining zone, and sitting room have an easy flow, and a light, positive ambiance. The smaller balcony again creates the pleasing feel of allowing the outside in and is ideal for a sunny morning coffee or an evening glass of wine. The house offers a delightful lifestyle and with four double bedrooms and two bathrooms is ideal for a family or entertaining overnight visitors.

Kate and James say that the proximity to all that Birmingham has to offer, and the fact they can walk to the stations and all amenities has been amazing. They are going to sorely miss being tucked away in their quiet oasis, yet with everything on call whenever they want. 158f Warstone Lane is a very special property.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







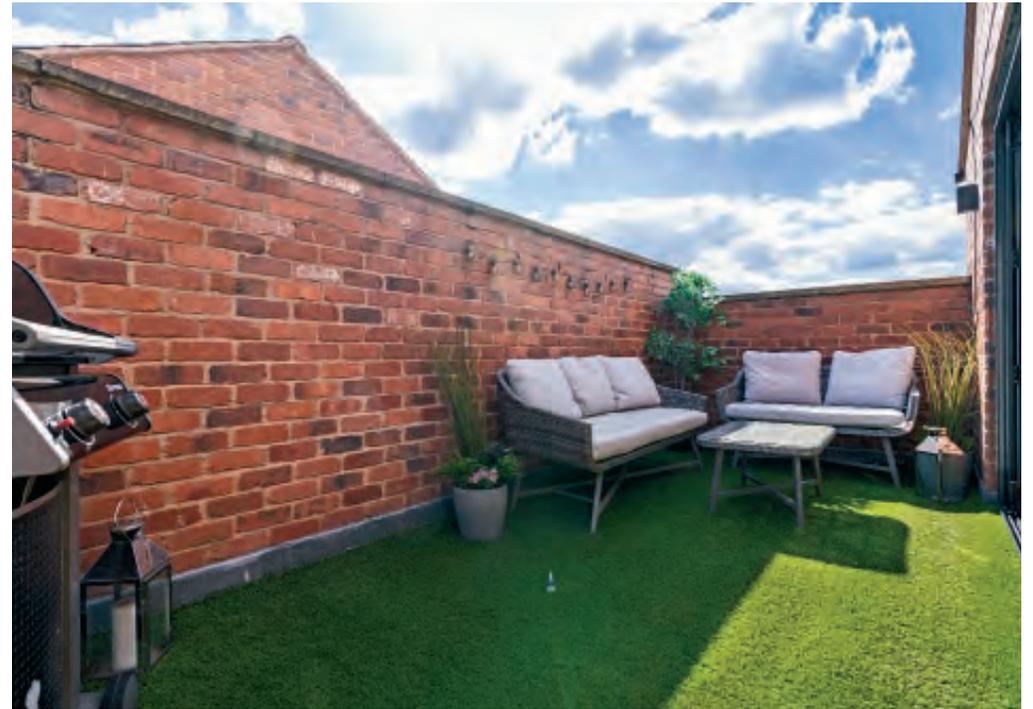






Outside Front & Parking: Single Garage

This executive home comes complete with one allocated parking space within the gated courtyard.







LOCATION

Located in the famously chic Jewellery Quarter within Birmingham City Centre. The Jewellery Quarter, so rich and diverse in history, is encapsulated in listed landmark buildings and infrastructures still standing today. Features such as St Paul's Church, which sits on top of the last Georgian Square in Birmingham and the extraordinary Edwardian Chamberlain clock, really depict the imprint of prior generations and showcase's just how exceptional this area is. The suburb still lives up to its name boasting the largest concentration of businesses producing jewellery in Europe. However, a recent resurgence of residential conversions and increased demand for the perks of inner-city living has seen this historic area transform into a unique residential urban village giving the area a real sense of community. Playing home to a host of stylish bars, fashionable restaurants & chic art galleries amongst an abundance of shopping facilities.

Medical facilities: Hockley Medical Practice provides general medical services predominantly to the residents of the geographic area of Hockley,

Shopping: The Jewellery Quarter offers shopping facilities unlike anywhere in the country. Having the largest concentration of jewellery shops and jewellery manufacturing, the Jewellery Quarter also has quaint antique shops and its proximity to the luxury shopping experience of The Mailbox, with Harvey Nicholls Birmingham and also the famous Bull Ring, there really is no finer shopping experience.

Transport: Located approximately 15 minutes walk from the newly completed Grand Central Station which provides transport links to the greater Midlands area, London and direct access to Birmingham International Airport allowing ease of access to worldwide transport.

Birmingham:

Lying at the seat of England's industrial and commercial heartland, the "Second City" is the very model of a beaming cosmopolitan global city that sets the standard for others to mirror. Increasingly recognised as an important cultural hub with the Birmingham Royal Ballet based in the city, along with a magnificent and striking new library. Birmingham also boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols.



**Location:**

Location: Jewellery Quarter, Birmingham, B18

Services:

Gas and electric

Service Charge:

£600 per annum

Local Authority & Tax Band:

Birmingham City Council and Tax Band D

Viewing Arrangements

Strictly via the vendors sole agent Clara McDonagh
07388050838

Opening Hours

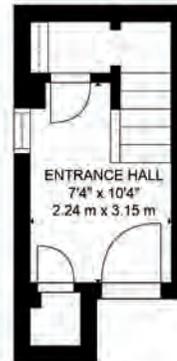
Monday to Friday	9.00am - 6.30pm
Saturday	9.00am - 6.30pm



FLOOR 2



FLOOR 3



FLOOR 1



FLOOR 4



GROSS INTERNAL AREA
 FLOOR 1: 108 sq. ft, 10 m², FLOOR 2: 594 sq. ft, 55 m²
 FLOOR 3: 530 sq. ft, 49 m², FLOOR 4: 454 sq. ft, 42 m²
 EXCLUDED AREAS: , BALCONY: 189 sq. ft, 18 m²
 TOTAL: 1685 sq. ft, 157 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







CLARA MCDONAGH
PARTNER AGENT

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Clara has a true passion for the property market arising from a wealth of experience dealing predominately with exclusive and unique homes. Her vast knowledge and experience span over 18 years in sales, lettings and interior design. Having previously owned and operated an estate agency in Birmingham, Clara has now joined in partnership with Fine & Country. Clara brings her years of experience, exceptional business acumen and a considerable understanding of the property market. Firmly believing the combination of these key attributes along with Fine & Country's lifestyle approach and industry-leading strategies ultimately deliver success for her clients. Possessing a naturally friendly demeanour, Clara offers a dedicated service for every step of your journey, offering you expert marketing strategy advice and home staging skills, luxury branding and exceptional market evaluation credentials, all of which will ensure clients achieve the best market price.

YOU CAN FOLLOW CLARA ON



SUKHI SINGH
HIGH NET WORTH MORTGAGE ADVISOR

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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

High Net Worth Mortgage Specialists



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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