



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

4 TENNIAL WHARF, 21 LUDGATE HILL, JEWELLERY  
QUARTER, BIRMINGHAM CITY CENTRE, B3 1DW  
£250,000





**DESCRIPTION**

Converted and fully refurbished, 2 double bedroom, first floor apartment in a prime St Pauls Square location!  
Featuring stunning high ceilings, with huge picturesque windows and canal side.

Internally comprising of an entrance hallway, ample storage, modern family bathroom with shower over the bath and then 2 good sized, double bedrooms with huge windows offering plenty of light, then a impressively sized open plan living room/kitchen with integrated appliances included.

Council Tax / Domestic Rates: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	46   E	
21-38	F		