



The Colmore

65 Shadwell Street

B4 6LS

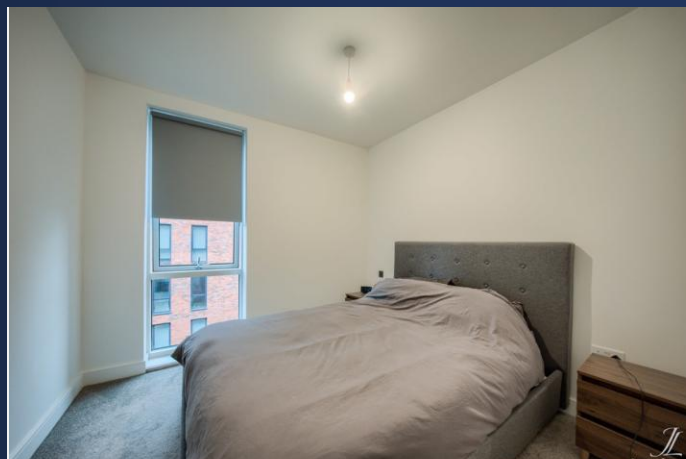
Asking Price Of **£280,000**

Two-Bedroom Apartment

No Upward Chain

676 Sq. Ft.

High Specification Finish



Property Description

DESCRIPTION A truly unique, two bedroom, two bathroom apartment within the Snow Hill Wharf development. Located on the sixth floor, boasting a large balcony. Internally, an open plan kitchen/living, double bedrooms and with the master with a private en-suite & family bathroom. A must view.

LOCATION The development's stunning canal-side location, just minutes from the Colmore Business District and prime transport hubs including the forthcoming high-speed railway station (HS2), combines serenity with the convenience of city centre living.

Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers a thriving rental market for investors

GENERAL • Laminated Karndean Korlok flooring to hallway, kitchen and living room

- Carpets to bedrooms
- Veneer ash-stained apartment front doors
- Dark grey laminate internal doors
- Multi-point high security door locking system to entrance door with spy hole
- Dark bronze ironmongery throughout
- Fitted wardrobe to bedroom 1
- Bosch freestanding washer / dryer
- 10-year LABC warranty from date of legal completion
- 2-year St Joseph warranty
- 250-year lease
- Communal heating system to all apartments
- Oak staircase with glass balustrade and oak handrail

ELECTRICAL • LED downlights to hallway, kitchen, living room, ensuite, bathrooms and utility room

- Feature pendant lights to living /kitchen / dining areas
- Ceiling pendant lighting to all bedrooms



Floor Layout



Total area: approx. 62.8 sq. metres (676.4 sq. feet)

Total approx. floor area 676 sq ft (63 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		