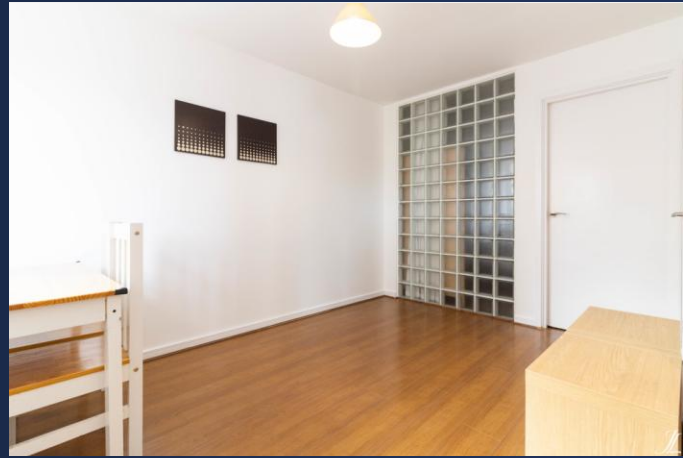
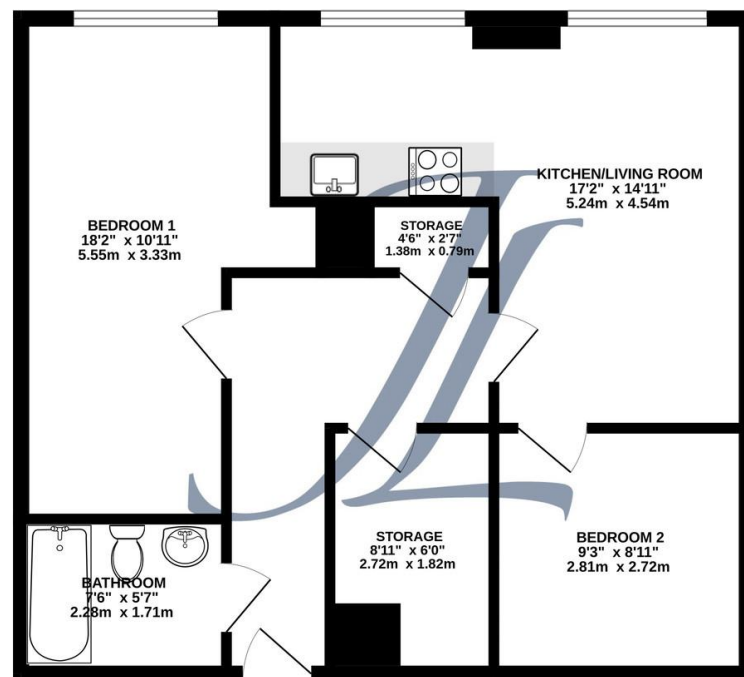




Floor Layout

FOURTH FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq ft (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given. Made with Metropix ©2019.

Total approx. floor area 617 sq ft (57 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.

JL - Birmingham City Centre Branch
0121 6044060
lettings@jameslaurenceuk.com
37-39 Ludgate Hill, Birmingham, B3 1EH

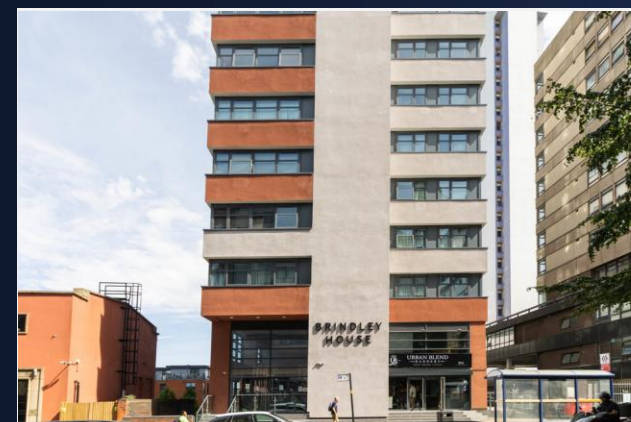
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



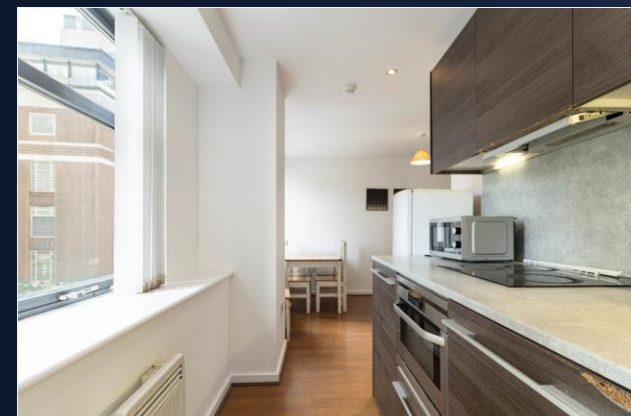
Brindley House (West Block)

101 Newhall Street

B3 1LJ

£1,050 pcm

- Available Now
- Furnished Throughout
- Fourth Floor Apartment
- Two Bedrooms





Brindley House (West Block),
101 Newhall Street, Birmingham City Centre, B3
1LJ
£1,050 pcm

Property Description

DESCRIPTION James Laurence Estate Agents are delighted to present this well-appointed two-bedroom furnished apartment in the sought-after Brindley House developmem on Newhall Street, ideally situated in the heart of Birmingham City Centre.

Located on the fourth floor, this spacious apartment extends to approximately 617 sq. ft. (57.3 sq. m.) and offers a practical layout comprising an open-plan living and kitchen area, two bedrooms, a modern bathroom, and excellent built-in storage throughout.

The bright and spacious living accommodation provides an ideal setting for both relaxing and entertaining, whilst the fully furnished specification allows for an easy move-in experience. Both bedrooms offer comfortable accommodation, making the property suitable for professionals, couples, or sharers seeking city centre living.

Available immediately, this apartment benefits from a highly convenient location within walking distance of Birmingham's business district, Colmore Row, St Paul's Square, and a wealth of restaurants, bars, and leisure amenities.

Early viewing is highly recommended.

LOCATION Brindley House occupies a prime position on Newhall Street, placing residents at the centre of Birmingham's thriving business and leisure districts. The property is just a short walk from Colmore Row, St Paul's Square, and the Jewellery Quarter, offering an excellent selection of restaurants, cafés, bars, and independent retailers.

Excellent transport links are readily available, with Birmingham Snow Hill, New Street, and Moor Street stations all within walking distance, providing convenient access across Birmingham and beyond. The nearby Metro extension further enhances connectivity, while the city's extensive shopping and entertainment amenities, including the Bullring, Grand Central, and Paradise development, are easily accessible.



This location is particularly popular with city professionals seeking a vibrant urban lifestyle combined with excellent transport connections.

JAMES LAURENCE Tenant Fee Act 1019. Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Birmingham City Council Property Licensing
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

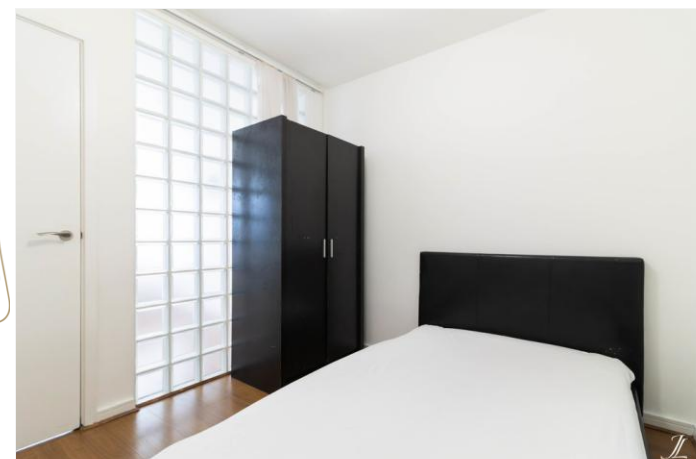
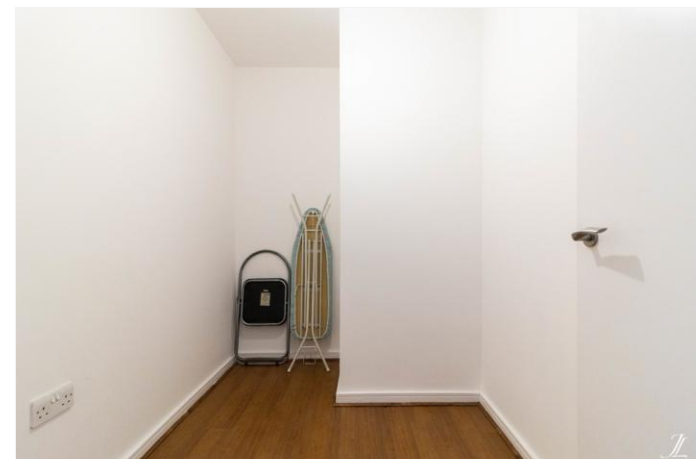
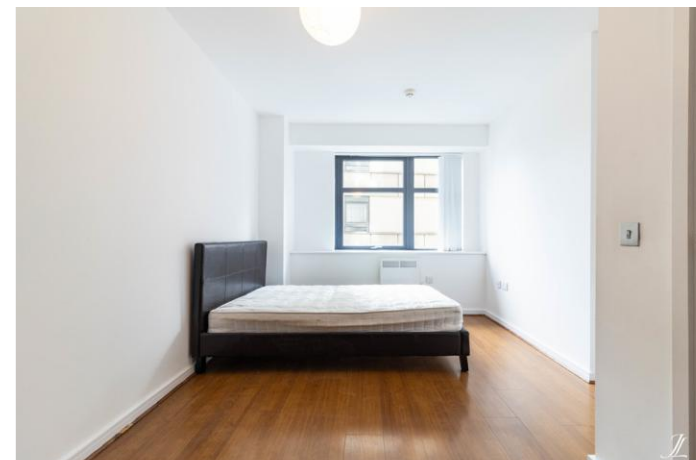
Rental Per Month: £1,050.00 PCM

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.
Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](https://www.depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: D



To book a viewing of this property:

Call:
0121 6044060

Email:
lettings@jameslaurenceuk.com

