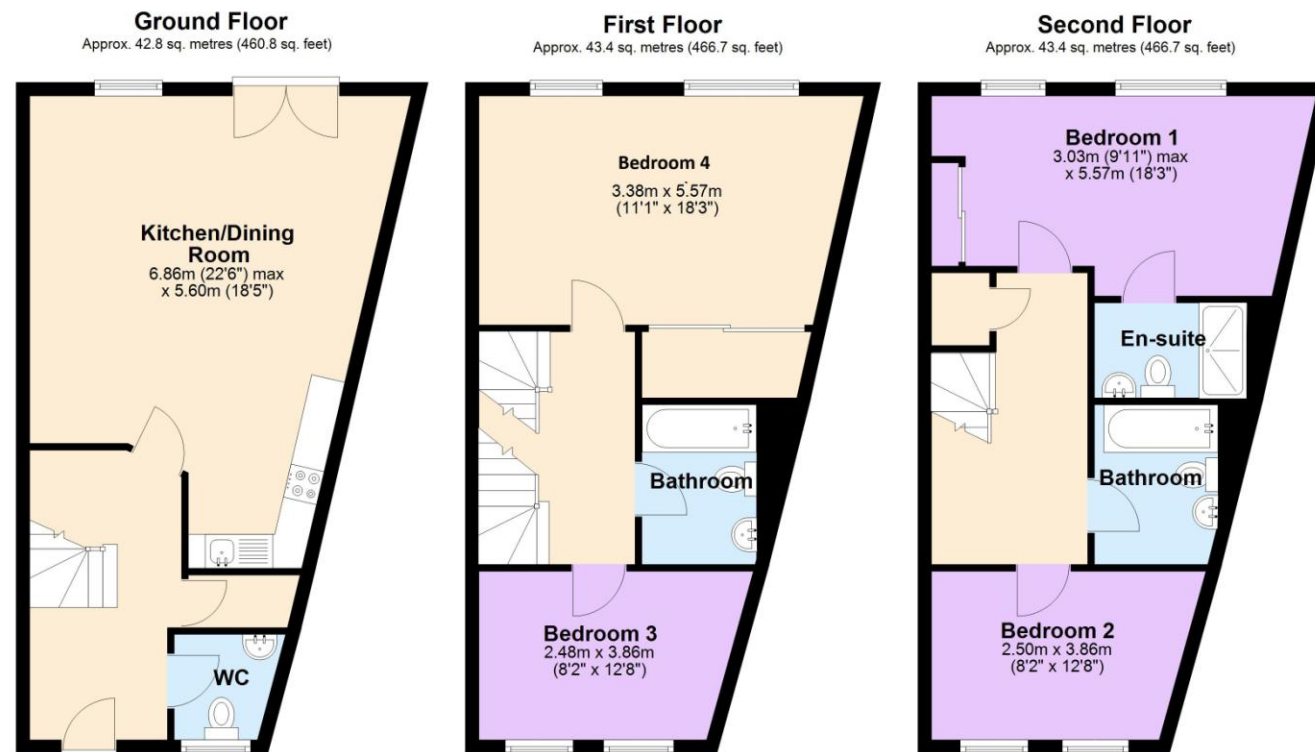




## Floor Layout



Total area: approx. 129.5 sq. metres (1394.2 sq. feet)

Total approx. floor area 1,394 sq ft (130 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.

*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*



## Tenby Street South

Jewellery Quarter,

Birmingham

B1 3DN

Asking Price Of £495,000

- Four Bedroom Townhouse
- Three Bathrooms & WC
- Two Secure Allocated Parking Spaces
- Rear Garden
- Concierge Service
- EPC Rating: B





Tenby Street South,  
Jewellery Quarter, Birmingham, B1 3DN  
Asking Price Of £495,000

## Property Description

**DESCRIPTION** This beautifully presented three-storey townhouse offers generous and flexible accommodation across four bedrooms and three bathrooms. Thoughtfully designed for modern living, the property features a spacious kitchen/dining room, a first-floor lounge, and the benefit of a private garden and two secure allocated parking spaces – a rare advantage in this highly convenient Jewellery Quarter location. The internal accommodation comprises a welcoming entrance hallway with a WC / Guest cloakroom off. Continuing through the property the expansive open-plan living space is to the rear, and is the heart of the home, designed in a sleek, contemporary style with a kitchen suite featuring high gloss cabinetry, with ample storage space and a generous work surface, integrated appliances including oven, hob, fridge/freezer. A central island / breakfast bar provides casual dining options, while there is plenty of room for a family-sized dining table. Double patio doors provide a wealth of natural light and open directly onto the garden, making it an ideal setting for entertaining. From the entrance hallway and up the stairs, the first floor features a spacious double bedroom, currently dressed as a home office / lounge, which stretches across the full width of the rear of the property with dual windows overlooking the garden. Finished with neutral décor and thick carpet, and a fitted wardrobe. The second bedroom occupies the front aspect of the house featuring a full length window and enough space to comfortably fit a double bed and bedroom storage furniture. The family bathroom serving the level is fitted with a modern white bathroom suite including bath with overhead shower, floating vanity unit with storage and a wall hung WC and striking textured tiling. The second floor is similar in layout to the first, and features the principle bedroom suite which is a bright and spacious bedroom with dual windows, fitted carpets and plenty of space, with a luxurious ensuite shower room with large walk-in shower, floating vanity unit and WC. The bedroom to the front aspect is well proportioned and features neutral tones. A further bathroom is styled in keeping with the other suites with a bath and shower above, contemporary tiling and modern vanity storage. To the outside of the property, the rear garden is designed for low maintenance with artificial lawn and patio seating area, perfect for outdoor dining or children's play. The property also benefits from two allocated parking spaces within the Kettleworks' secure car park, which is very hard to find for a city centre property.



**LOCATION** Situated in the vibrant Jewellery Quarter, you will be surrounded by a rich history and a variety of trendy bars, restaurants, and boutique shops. Excellent transport links, including the Jewellery Quarter train station and easy access to major roadways, make commuting a breeze.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Centre  
**Council Tax Band** - E  
**Service Charge** - £2313.84 per annum  
**Ground Rent** - Peppercorn  
**Ground Rent Review Period** – NA  
**Length of Lease** – 993 years remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurene Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



## To book a viewing of this property:

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

