

# Tennial Wharf

Jewellery Quarter

B3 1DW

From **£250,000**

*Open-plan layouts with an abundance of natural light*

*Two spacious bedrooms – some with loft-style mezzanine arrangements*

*Fully fitted kitchens with integrated appliances and stylish cabinetry*

*Elegant bathrooms with contemporary fixtures and finishes*



**Property Description**

*DESCRIPTION* Welcome to Tennal Wharf, where historic character meets modern city living. Set within a handsome Victorian building overlooking the canal and only moments from the green serenity of St Paul's Square, this boutique development offers a selection of beautifully finished two-bedroom apartments from £250,000.

*APARTMENT FEATURES* Open-plan layouts with a abundance of natural light

Two spacious bedrooms – some with lift-style mezzanine arrangements

Fully fitted kitchens with integrated appliances and stylish cabinetry

Elegant bathrooms with contemporary fixtures and finishes

Engineered wood flooring & plush carpeting in beds rooms

Bespoke black-framed windows, exposed brickwork & high ceilings

Blend of industrial-chic aesthetics with modern comforts

*WHY BUY AT TENNAL WHARF?* Boutique development with only a handful of exclusive units

Character-rich interiors in a historic Victorian facade

Canalside setting with peaceful views

Location on Ludgate Hill, one of the best well-served quarters in the city

Secure, well-managed building with excellent retail appeal

Ideal for first-time buyers, young professionals, or investors

*APARTMENTS BREAKDOWN* Apartment 1 – Duplex Two Bedroom (Approx. 778.7 sq. ft)

Living Space: Impressive 7.53m x 3.84m (24'8" x 12'7") open-plan lounge/dining kitchen with multiple windows

Bedroom 1: Huge top-floor suite (23' x 11'6") with private stair access – ideal principal's suite

Bedroom 2: 10'4" x 11'6" – bright double bedroom on main floor

Bathroom: Stylish modern suite with rainfall shower over bath

Features: Split-level design, large footprints, excellent natural light

Apartment 2 – Duplex Two Bedroom (Approx. 788.3 sq. ft)

Kitchen/Lounge/Dining: 27'0" open-plan, dual-aspect living zone

Bedroom 1: Generous upper level bedroom (18'10" x 11'5") with pitched ceiling

Bedroom 2: Bright first-floor bedroom (13'9" x 9'3")

Features: Contemporary layout, dual staircases, canal views, ideal for sharers

Apartment 3 – Duplex Two Bedroom (Approx. 1,218.4 sq. ft)

Main Living: Large central lounge/diner (12'2" x 15')

Separate Kitchen: 9'5" x 6'8" tucked kitchen space with fitted appliances

Bedroom 1: 21'7" x 11'1" – top floor bedroom with exposed trusses

Bedroom 2: 16'0" x 9'8" – great guest room or study

Features: Clean modern finish, strong retail appeal, excellent ceiling height

Apartment 4 – Lateral Two Bedroom (Approx. 879.9 sq. ft)

Kitchen/Lounge/Diner: 24'8" x 21'4" – large open-plan zone

Bedroom 1: 11'11" x 11'4"

Bedroom 2: 13' x 10'8"

Features: Three windows across main reception space, fantastic proportions, perfect for entertaining

*LOCATION* 2 mins from St Paul's Square

5 mins from Snow Hill Station & Birmingham City Centre

Close proximity to Brindleyplace, Grand Central & the Colmore Business District

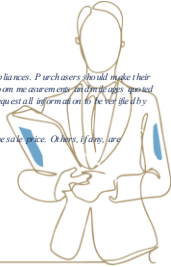
Quick access to the A58 and M6 for commuters

This is an unbeatable investment – premium design, a prime location, and priced from just £250,000

*JAMES LAURENCE ESTATE AGENTS* Agents Note: We have not tested any of the kitchen, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the working order of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements are approximate and should be used in these sales particulars as 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 to be provided by the purchaser are deemed to be included in the sale price. Other items are excluded. However, we would advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold  
 Services: All tenants' services are connected to the property.  
 Local Authority: Birmingham City Council  
 Council Tax Band: B  
 Service Charge: £1,250.00 Per Annum  
 Ground Rent: Peppercorn  
 Length of Lease: 250 Years Remaining



**Floor Layout**



Total approx. floor area 778 sq ft (72 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		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		