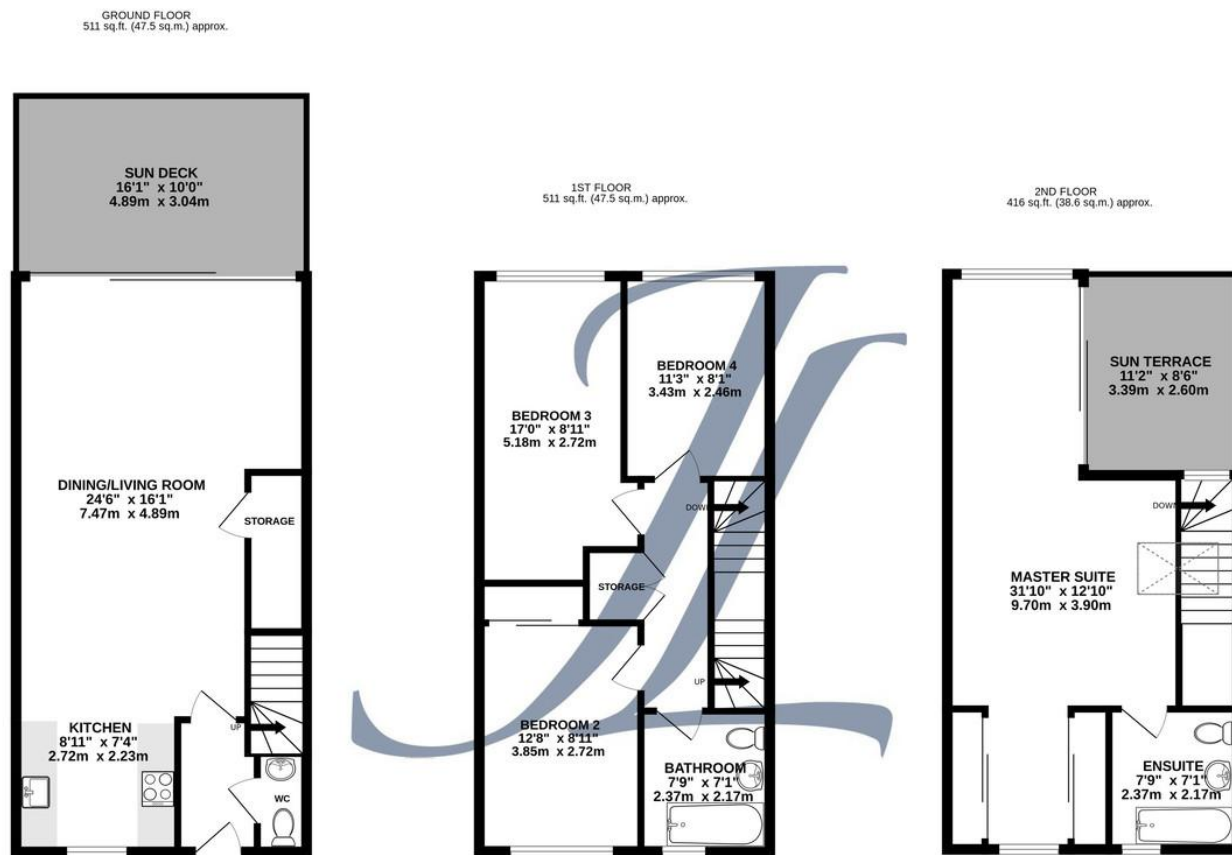
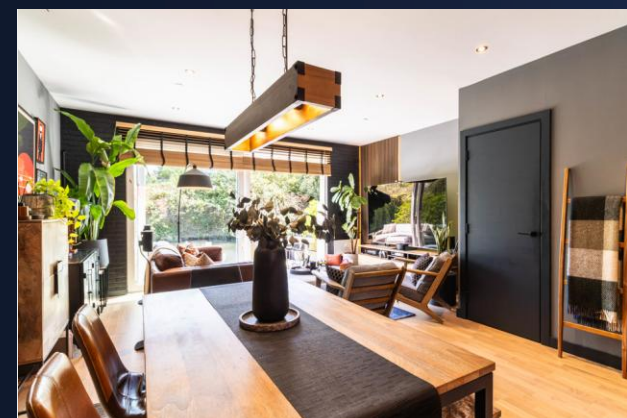


Floor Layout



Total approx. floor area 1,483 sq ft (138 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.



South Loop Square

Edgbaston
Birmingham
B16 0AQ

Asking Price Of **£475,000**

- Three Storey Town House
- Four Bedrooms, Two Bathrooms
- Waterfront Property
- 2x Off-Road Parking Spaces + EV Charging
- Award Winning Development
- EPC Rating: C



South Loop Square,
Edgbaston, Birmingham, B16 0AQ
Asking Price Of £475,000



Property Description

DESCRIPTION Occupying an enviable waterside position and presented to an exceptional standard throughout, this remarkable four-bedroom townhouse offers over 1,400 sq. ft. of beautifully curated accommodation arranged across four floors. Combining contemporary architecture with bespoke interior design, the property delivers a truly unique lifestyle opportunity, where luxury finishes, versatile living space and tranquil canal-side views come together effortlessly.

The ground floor is centred around an impressive open-plan living and dining space, thoughtfully designed for both everyday living and entertaining. Full-width glazed doors open directly onto a private waterside terrace, creating a seamless connection between the interior and the peaceful canal setting beyond. The stylish kitchen has been finished with sleek cabinetry, quality worktops, feature lighting and integrated appliances, while a convenient cloakroom/WC completes the ground floor.

The first floor provides three generously proportioned bedrooms and a contemporary family bathroom. One bedroom is currently arranged as an exceptional home office and creative studio, with the second being currently dressed as a state of the art home gym, showcasing the flexibility of the accommodation, while the third is presented as a beautifully designed guest bedroom with extensive bespoke storage.

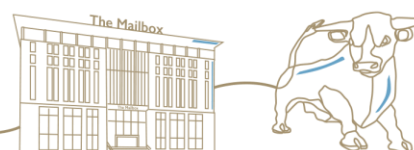
The second floor is dedicated to an outstanding principal suite. Spanning almost the entire floor, this luxurious retreat features a substantial bedroom area, a dressing space with fitted wardrobes, an elegant en-suite bathroom and direct access to a private sun terrace. The result is a sophisticated sanctuary rarely found in modern townhouse living.

Throughout the property, meticulous attention to detail is evident, with custom joinery, designer lighting, premium finishes and clever storage solutions enhancing every room. The interiors have been carefully curated to create a cohesive and highly individual home that is both stylish and practical.

Externally, the property benefits from three separate outdoor spaces, including the stunning canal-side entertaining terrace, a private sun terrace and an additional roof terrace, offering multiple opportunities to relax, entertain and enjoy the surrounding outlook. Off-road parking is provided to the front of the property with EV charging.



REASSURINGLY LOCAL



LOCATION Port Loop is a unique regeneration development with a community ethos located between the Birmingham Canal Old Line and the Birmingham Canal, on an island that was once the industrial heart of the city. The tow paths that once served it now provide fantastic direct routes into the city centre, providing easy access to shops, well-reputed schools, and excellent bars and restaurants.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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: Freehold

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

Local Authority: Birmingham City Council

Council Tax Band: E

Service Charge: £400 per annum

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

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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 Laurence 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.



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