

# The Barker

61 Shadwell Street

B4 6LL

**Asking Price Of £220,000**

*Stunning One-Bedroom Apartment*

*No Upward Chain*

*500 Sq. Ft.*

*High Specification Finish*



## Property Description

**DESCRIPTION** A truly unique, one bedroom, one bathroom apartment within the Snow Hill Wharf development. Located on the ground floor, boasting a Juliet balcony. Internally, an open plan kitchen/living, a large double bedroom and a Jack & Jill bathroom. This modern apartment is ideal for those seeking a city lifestyle with all the amenities you need right on your doorstep, such as a concierge service, cinema room, a residents gym and meeting rooms.

**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

**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:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band - G**

**Service Charge - £2,527.00 Per Annum**

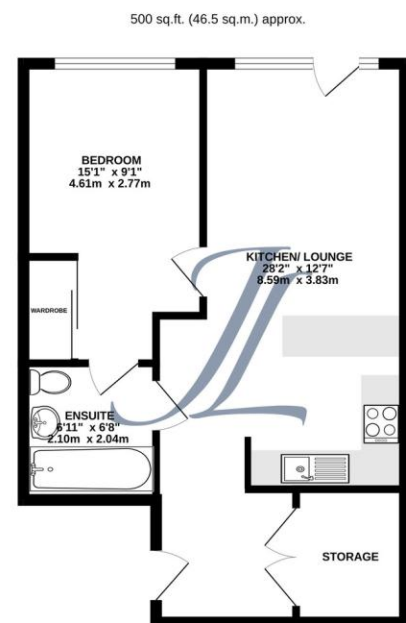
**Ground Rent - £211.00 Per Annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 242 Years Remaining**



## Floor Layout



TOTAL FLOOR AREA: 500 sq.ft. (46.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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.  
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**Total approx. floor area 500 sq ft (46 sq m)**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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