

**\*\*LUXURY  
DEVELOPMENT\*\***



# APARTMENT 208, 65 SHADWELL STREET, BIRMINGHAM, B4 6LS

Asking price

**£249,950**

## FEATURES

- Exceptionally Spacious Apartment
- Dual Aspect Windows
- Concierge, Gym, Lounge, Sauna, Steam Room & More!
- 5-Minute Walk To Colmore Row & Snow Hill Station
- Luxury Development With Gardens
- Excellent Location For Investment



# 1 Bedroom Apartment Located In Birmingham City Centre

Welcome to this exceptionally spacious apartment located in the prestigious Snow Hill Wharf development on Shadwell Street, Birmingham. This modern one-bedroom apartment, built in 2023, offers a generous 650 square feet of living space, making it an ideal choice for those seeking comfort and style in the heart of the city.

As you enter, you will be greeted by a bright and airy reception room that provides a perfect setting for relaxation or entertaining guests. The apartment is designed with contemporary living in mind, featuring high-quality finishes and a layout that maximises space and light. The bedroom is well-proportioned, ensuring a peaceful retreat at the end of the day, while the bathroom is fitted with modern fixtures, providing both functionality and elegance.

Residents of Snow Hill Wharf enjoy a range of luxurious facilities, including a state-of-the-art gym, sauna, and steam room, perfect for maintaining a healthy lifestyle. The concierge service adds an extra layer of convenience, while the residents' lounge offers a welcoming space to unwind or socialise with neighbours.

This apartment is like brand new and comes with the reassurance of a 10-year build warranty, ensuring peace of mind for your investment. Whether you are a first-time buyer or looking to downsize, this property presents a unique opportunity to own a slice of luxury in one of Birmingham's most sought-after locations. Don't miss the chance to make this stunning apartment your new home.





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Council Tax Band  
**C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

