



## Floor Layout

### First Floor

Approx. 93.1 sq. metres (1002.2 sq. feet)



Total approx. floor area 1,002 sq ft (93 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.

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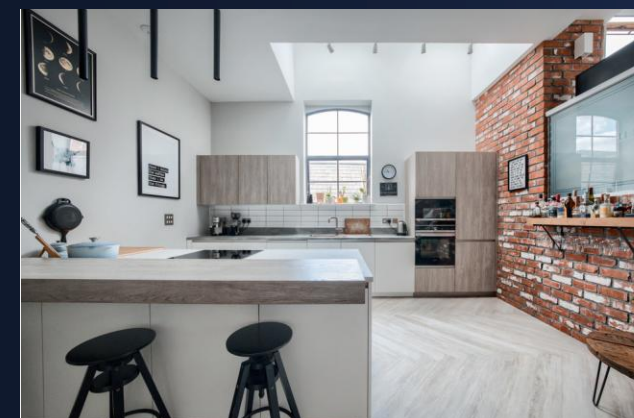
*James Laurence*  
James Laurence

*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*

*James Laurence*



REASSURINGLY LOCAL



# 101 Bath Street

Gun Quarter

B4 6HG

Asking Price Of **£370,000**

- Two-Bedroom Apartment
- 1002 Sq. Ft.
- Secure & Allocated Parking
- No Upward Chain





# 101 Bath Street, Gun Quarter, Birmingham City Centre, B4 6HG Asking Price Of £370,000

## Property Description

**DESCRIPTION** A stunning two-bedroom luxury apartment offering over 1,000 sq. ft. of stylish living space, set within a unique Grade II Listed building in Birmingham's vibrant Gun Quarter. This recently converted residence combines historic character with modern specification, making viewings essential to fully appreciate the quality on offer.

**THE DEVELOPMENT** Dating back to 1840, this striking Grade II Listed building forms part of Birmingham's historic Gun Quarter. Meticulously restored, the development blends original architectural features with bespoke, contemporary design. Each apartment has been crafted to a high standard, while the beautifully finished communal areas reflect the same attention to detail and character. Located just moments from the city centre and a wealth of local amenities, this prime development offers both individuality and convenience.

**APARTMENT OVERVIEW** Positioned on the first floor, the apartment spans two levels with an impressive layout designed for both comfort and style. Key features include:

Two well-proportioned bedrooms, including a master suite with en suite shower room

Large feature kitchen and dining area with Siemens appliances and breakfast bar

Striking mezzanine living space, filled with natural light and city skyline views

Separate main bathroom, additional WC, cloakroom, and dedicated storage room

Private, gated car park with allocated space, remote entry, and direct access into the building



## SPECIFICATION Specification

Siemens integrated appliances: induction hob, pop-up extractor, multifunction oven

Stone worktops and upstands with raised breakfast bar

High-quality bathrooms: low-profile shower tray, rainfall shower head, illuminated mirror

Designer fittings: black metal vanity unit, white stone basin, contemporary taps

Gas central heating with NEST smart thermostat

Monsoon air circulation and filtration system

Ultrafast fibre broadband availability

Excellent sound insulation for privacy

Allocated parking with EV charging point

Secure cycle storage within the garage

**LOCATION** 101 Bath Street occupies a prominent corner position with Lower Loveday Street in the historic Gun Quarter - a district rich in heritage yet within easy reach of the city's business, retail, and leisure hubs. Snow Hill station, the upcoming HS2 terminal, and major motorway links are all close by, making this an exceptional location for professionals seeking style, convenience, and connectivity.

**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:** Share Of Freehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** B

**Service Charge:** £2,877.00 Per Annum

**Ground Rent:** Peppercorn

**Ground Rent Review Period:** TBC

**Length of Lease:** 993 Years Remaining



## To book a viewing of this property:

**Call:**  
0121 6044060

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