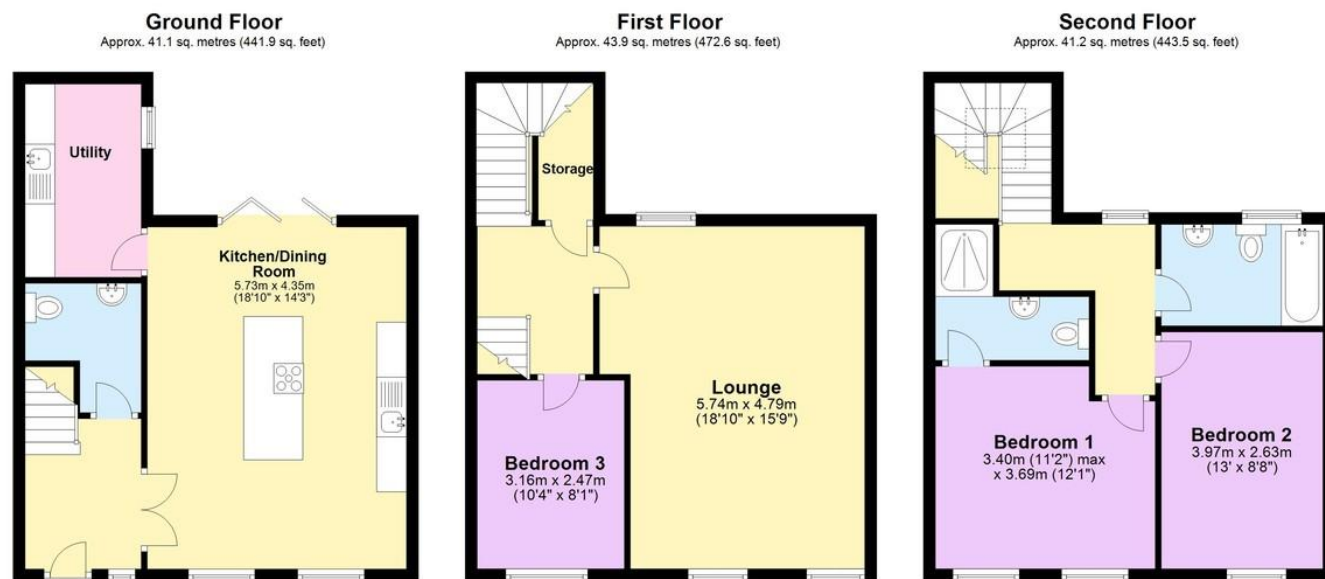




Floor Layout



Total approx. floor area 1,358 sq ft (126 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.

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



St. Pauls Court

23a St. Pauls Square

B3 1RB

Asking Price Of **£599,950**

- Three-Bedroom Townhouse
- 1356 Sq. Ft.
- Mezzanine Living Room
- Secure, Allocated Parking Space



**St. Pauls Court,
23a St. Pauls Square, Jewellery Quarter, B3 1RB
Asking Price Of £599,950**



Property Description

DESCRIPTION **FREEHOLD** This luxury living townhouse is tucked away in a gated private development comprising only four townhouses set over three storeys just off St Pauls Square. On the ground floor you'll find the stunning high-spec kitchen with island with ample storage, and access with bi-fold doors to your private patio area. Alongside the kitchen is the utility room with washing machine and separate tumble dryer. Downstairs WC for your convenience.

On the first floor, is the beautifully interior designed mezzanine style living area with wall mounted TV perfect for cosying up and entertaining. Along with the third bedroom where the developer has made the best of the space above the stairs and installed a single bed.

On the top floor is the master bed with ensuite shower room, second bedroom with fitted wardrobes and modern family bathroom. This property is perfect for professionals or a family, ready to be moved into straight away. Gas centrally heated throughout with secure allocated

LOCATION

The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.



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

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

Free Valuation: Please contact the office on to make an appointment.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**To book a viewing
of this property:**

Call:
0121 6044060

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info@jameslaurenceuk.com

