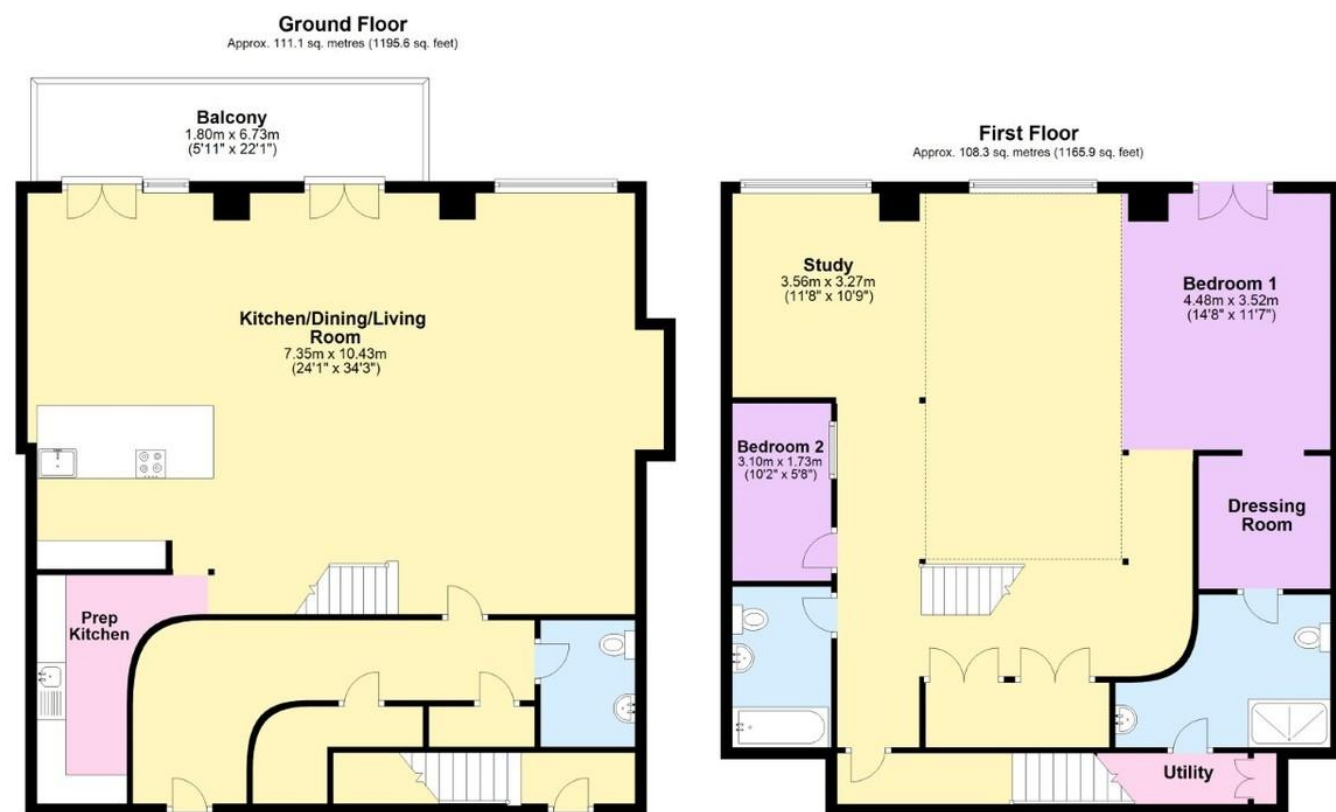


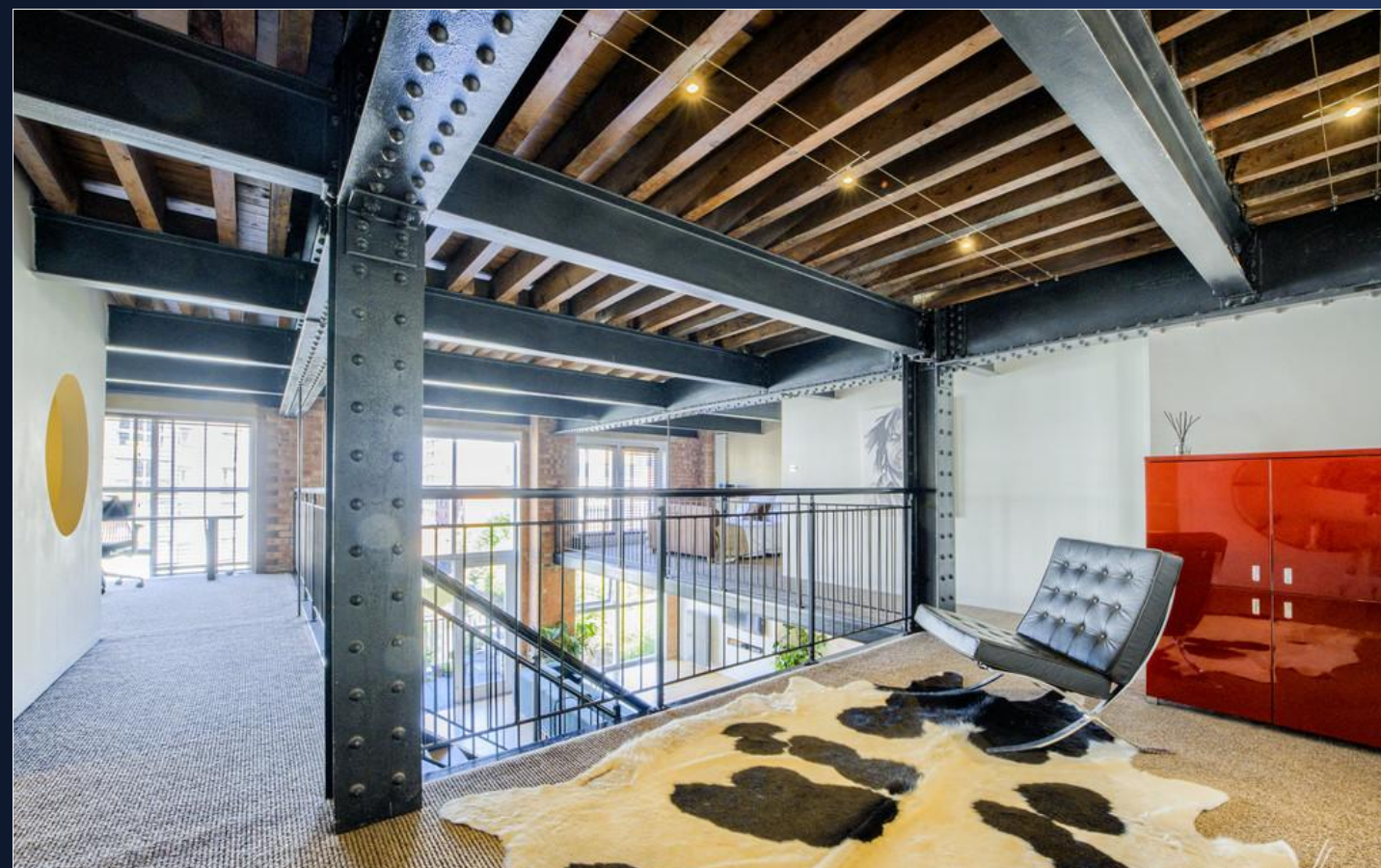
Floor Layout



Total approx. floor area 2,362 sq ft (219 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

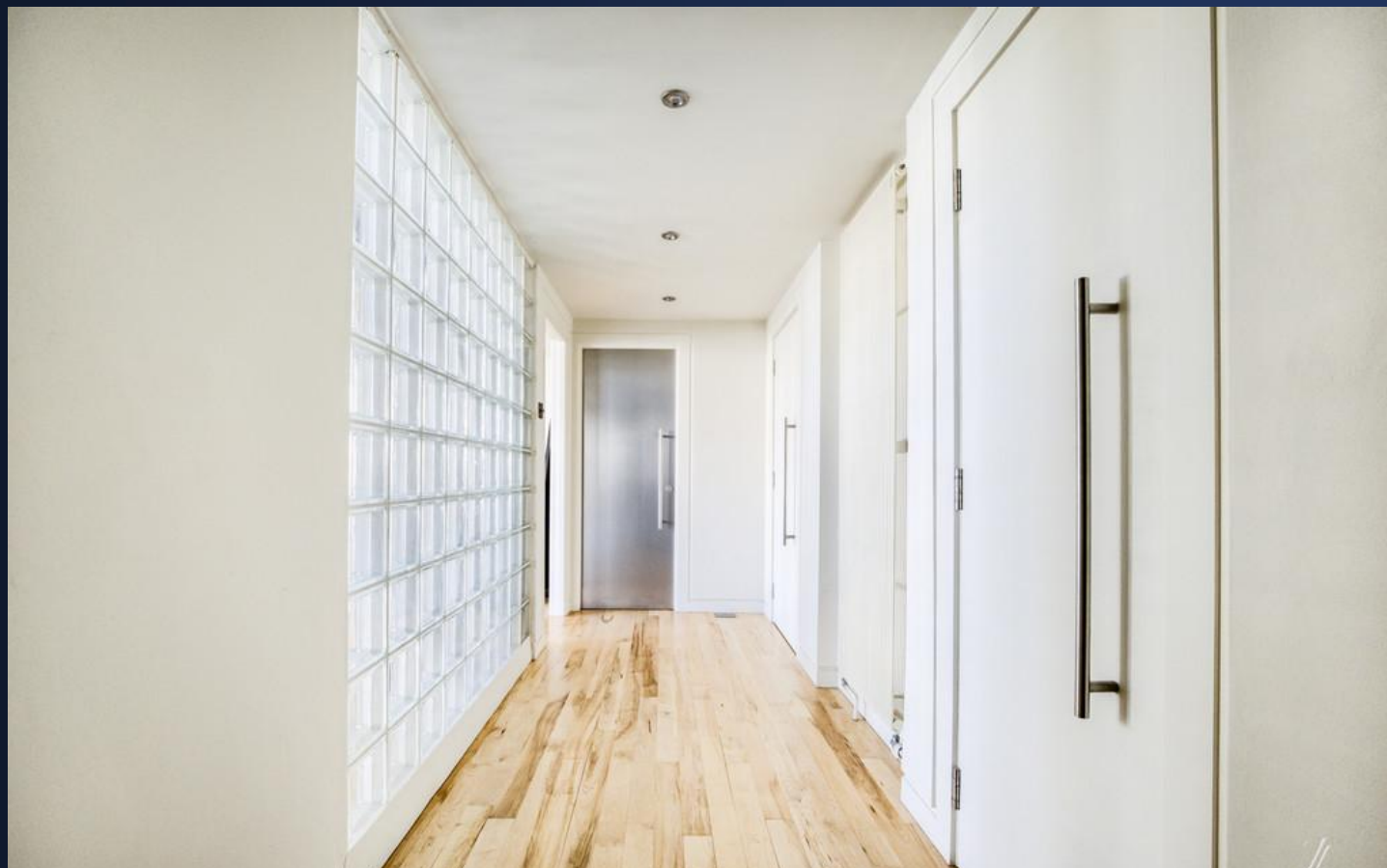


Sherborne Lofts

33 Grosvenor Street West
B16 8HW

Asking Price Of £695,000

- Spacious Duplex Apartment
- American Loft Style
- Canal Facing
- Large Balcony



**Sherborne Lofts,
33 Grosvenor Street West, Birmingham City Centre,
B16 8HW
Asking Price Of £695,000**

Property Description

DESCRIPTION Spanning more than 2300 sq.ft., this incredible canal facing duplex apartment is situated in the historic 1938 Fellows, Morton and Clayton warehouse conversion. Having undergone comprehensive and high-end refurbishment, this premium apartment has been the star of BBC shows and has offered a great working space to some well-known chefs due to its exceptional prep kitchen and versatile layout.

Set over two floors, the accommodation boasts an abundance of natural light and briefly comprises: spacious curved hallway with generous storage, leading to a guest w/c, a magnificent open plan living/dining room/kitchen with separate prep kitchen and access onto the large balcony overlooking the canal.

To the upper floor is a superb galleried master bedroom with a fully fitted dressing room leading to an en-suite and utility room; there is also a further office space/fitness area, second bedroom and family bathroom. Again, this floor also has further concealed storage.

The property benefits from a dedicated underground parking space and is set within a secure gated development with a concierge service.

LOCATION Sherborne Lofts is situated in a prime canal-side location, in an area which has seen and continues to see a remarkable transformation over recent times.

The area around Broad Street, linking Five Ways to the city centre provides excellent business and recreational facilities and a newly extended Metro link. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world renowned Symphony Hall. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

The city centre offers some of the best shopping in the country. The famous Bullring Shopping Centre boasts more than 140 shops, including one of the only Selfridges department stores outside London, and the exclusive Mailbox development, which is host to a range of designer retailers including Armani and Harvey Nichols.



REASSURINGLY LOCAL



TRANSPORT There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is around 3.5 miles from Junction 3 of the M5, and around 5 miles from Junction 6 of the M6.

Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre, along with the Metro, can be picked up on nearby Broad Street. The rail network can be joined at Five Ways Railway station and is one stop from the superb newly developed Birmingham New Street Station which is only 1 mile away.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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 Available

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

Local Authority: Birmingham City Council

Council Tax Band - G

Service Charge - £443.19

Ground Rent - £175 per annum

Ground Rent Review Period - TBC

Length of Lease - 99 Years Remaining

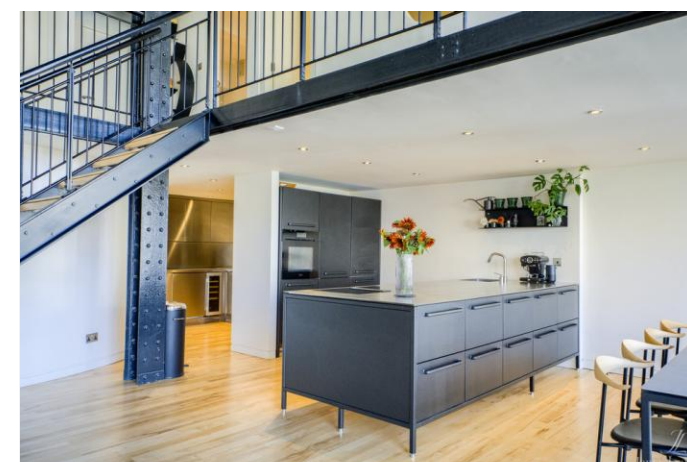
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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.



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

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

