



Stevens Terrace

Jewellery Quarter

B3 1QS

Asking Price Of **£130,000**

First Floor Apartment

Overlooking St. Pauls Square

Spacious Double Bedroom

Lift Access



Property Description

DESCRIPTION Located on the door step and with views across St. Pauls Square, this lovely apartment offers a spacious double bedroom, separate kitchen and is within close proximity to local amenities.

Briefly comprising of; entrance hallway with storage cupboard, one double bedroom with built in wardrobes, family bathroom with matching white suite, lounge/diner overlooking St Pauls Square and separate kitchen fitted with integrated appliances.

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 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: Leasehold



Floor Layout

First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 35.1 sq. metres (378.3 sq. feet)

Total approx. floor area 378 sq ft (35 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH


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