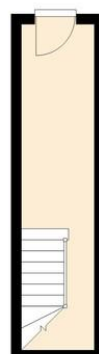


Floor Layout



Ground Floor
Approx. 9.1 sq. metres (98.2 sq. feet)



Second Floor
Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 143.6 sq. metres (1546.0 sq. feet)

Total approx. floor area 1,546 sq ft (144 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 not 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.



Squirrel Works

Regent Parade

B1 3NS

Asking Price Of **£625,000**

- Two-Bedroom Townhouse
- 1546 Sq. Ft.
- Share Of Freehold
- Secure, Allocated Parking Space



Squirrel Works, Regent Parade, Jewellery Quarter, B1 3NS Asking Price Of £625,000



Property Description

DESCRIPTION

Squirrel Works is a RIBA West Midlands Conservation Award winning Grade 2 listed, three storey, Arts and Crafts purpose built factory designed by Architect John G. Dunn, and constructed in 1912 for SJ Levi and Company. Silver and Electroplate Manufacturers, SJ Levi and Co, were known for their production of high quality silverware including cigarette cases, bowls, bottle holders, napkin rings and vases. Levi and Co. manufactured under the 'Squirrel Brand', which is where the building got its name. As well as appearing as part of their hallmark, the 'Squirrel Brand' appears on the original sign over the main entrance to Squirrel Works.

The 'Townhouse' is accessed via its own front door in the Courtyard. The entrance area leads through entrance lobby with separate cloaks and utility space. At 147m² (1546 Sq. Ft.) in total, this unit has dual aspect and has east facing refurbished original cast iron windows to Regent Row and the Courtyard (which are secondary glazed with Crittal style steel framed windows) and timber framed windows to Regent Place. The living, kitchen and dining areas occupy second floor. The kitchen has marble worktops and splash-back. All the main spaces have exposed brick and beams with classic style radiators. The two large double bedrooms with the master housing an en suite bathrooms.

The property also has its own car park space in the secure covered car park.

LOCATION

The property is located in the heart of Birmingham's Jewellery Quarter, minutes from St Paul's Square and close to the canal walkways.

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.



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 - E

Service Charge - Circa. £2,400.00 Per Annum

Ground Rent - Peppercorn

Ground Rent Review Period - TBC

Length of Lease - 950

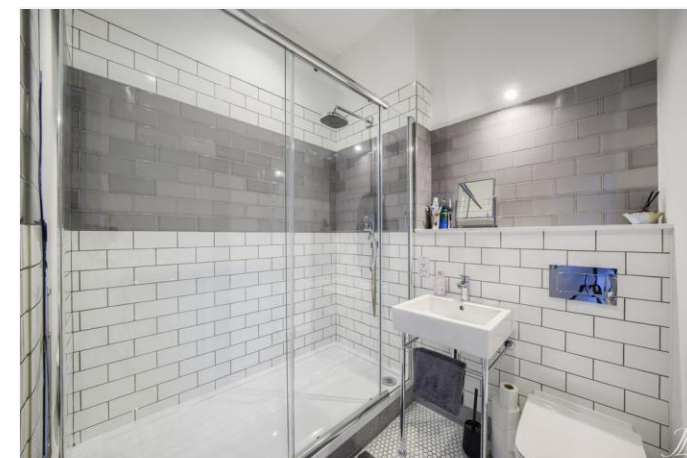
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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:

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