



## Floor Layout



Total approx. floor area 1,582 sq ft (147 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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*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



# Osborne House

Vittoria Street

B1 3PE

Asking Price Of **£695,000**

- Three-Bedroom Townhouse
- 1582 Sq. Ft.
- Private Courtyard
- Roof Terrace





## Osborne House, Vittoria Street, Jewellery Quarter, B1 3PE Asking Price Of £695,000

### Property Description

#### A RARE GEM IN THE HEART OF THE JEWELLERY QUARTER

Discreetly positioned in one of Birmingham's most historic and sought-after districts, this beautifully converted three-bedroom townhouse blends classic character with contemporary luxury. With a private courtyard, spacious roof terrace, garage, and secure gated parking, this unique home offers an exceptional lifestyle in the heart of the Jewellery Quarter.

Sympathetically designed to complement its heritage surroundings, the property spans over two impressive floors. On the ground level, a welcoming entrance hall leads to two generous double bedrooms-both with stylish en suite bathrooms-as well as a utility room, boiler room, and a tranquil private courtyard.

Upstairs, the expansive open-plan living space features a high-spec kitchen with premium integrated appliances, a dining area, and a lounge bathed in natural light from stunning arched windows. A further utility room and guest cloakroom add convenience, while the large private roof terrace is ideal for entertaining or relaxing outdoors.

The principal suite is also located on this floor, offering a serene retreat with a dressing area and sleek en suite.

Finished to an exceptional standard throughout, this home benefits from underfloor heating, secure gated entry, a private garage, and an additional allocated parking space.



REASSURINGLY LOCAL



### LOCATION

Situated just outside Birmingham city centre, the Jewellery Quarter is a vibrant conservation area known for its rich history, stunning architecture, and cultural energy. Once a residential hotspot in the 18th century and the UK's hub of jewellery production in the 19th, the area remains a centre of craftsmanship and creativity-home to more jewellers than anywhere else in Europe.

Now transformed into a dynamic urban village, the Quarter offers an exciting blend of heritage, independent businesses, and residential living-making it one of the city's most desirable neighbourhoods.

### 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

Estate Charge: £500.00 Per Annum

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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