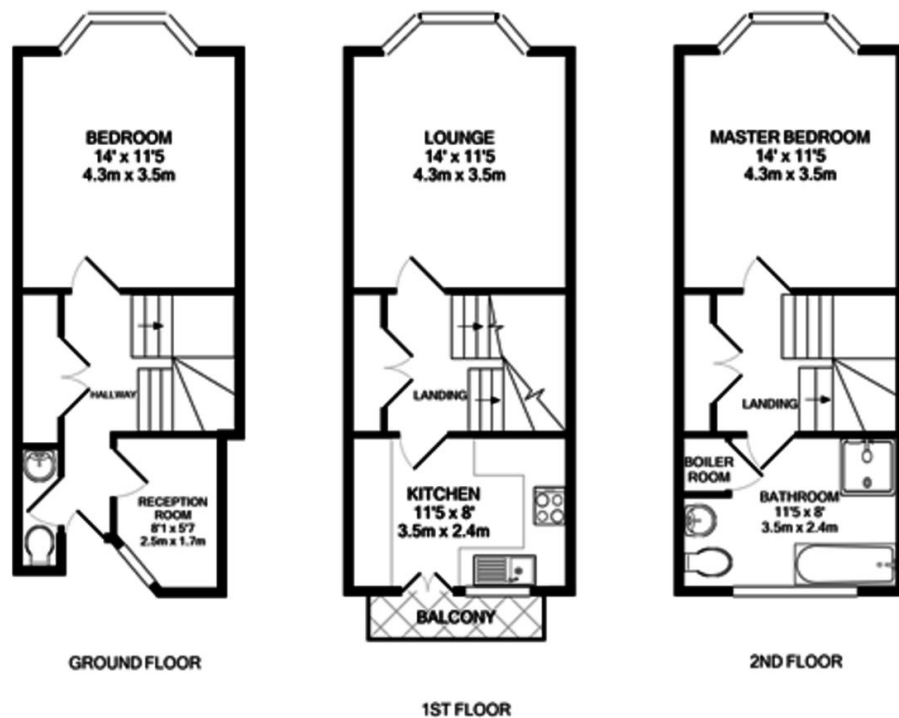




Floor Layout



TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 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.
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Total approx. floor area 947 sq ft (88 sq m)

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Kings Court

25 Cox Street

B3 1RD

Asking Price Of £240,000

- Stunning Three Storey Townhouse
- Beautiful Communal Gardens
- Secure & Allocated Parking
- Spanning Over 947 Sq. Ft.



Kings Court,
25 Cox Street, St. Pauls Square, B3 1RD
Asking Price Of £240,000



Property Description

DESCRIPTION A simply excellent opportunity to purchase a truly stunning two double bedroom townhouse in the quaint and quirky St Pauls Square area. Set over three floors, the property boasts two double bedrooms, large modernised family bathroom, first floor modern & stylish kitchen with a courtyard facing balcony, separate living room with a Juliet balcony which allows beams of natural light in this stunning townhouse and the added luxury of a further reception room, ideal for a home office/study/music room. The development itself offers greenery in the form of a communal courtyard, secure underground allocated parking and intercom systems and is located on the doorstep of St Pauls Square. The property is offered with no upward chain.

ENTRANCE HALLWAY 3' 0" x 12' 8" (0.91m x 3.86m)

GUEST W.C. 6' 4" x 2' 3" (1.93m x 0.69m)

STORAGE ROOM

RECEPTION ROOM/ HOME OFFICE 8' 4 (Max)" x 5' 7 (Max)" (2.54m x 1.7m)

GUEST BEDROOM 12' 0" x 11' 5" (3.66m x 3.48m)

STAIRS LEADING TO FIRST FLOOR

LANDING

KITCHEN/BREAKFAST ROOM 12' 0" x 8' 3" (3.66m x 2.51m)

PRIVATE BALCONY



STORAGE ROOM

LIVING ROOM 12' 0" x 11' 5" (3.66m x 3.48m)

STAIRS LEADING TO FIRST FLOOR

LANDING

MASTER BEDROOM 12' 0" x 11' 5" (3.66m x 3.48m)

STORAGE ROOM

FAMILY BATHROOM 12' 0" x 8' 3 (Max)" (3.66m x 2.51m)

BOILER ROOM

PARKING The property boasts one secure and allocated parking space and comes with the added bonus of four guest parking spaces within the development.

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: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: E

Service Charge: £2,678.00 per annum (inclusive of water rates for the property).

Ground Rent: £243.76 per annum.

Ground Rent Review Period: TBC

Length of Lease: 199 years (less 3 days) as from 1 January 1989. Therefore, a current term residue of approximately 163 years.



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

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

