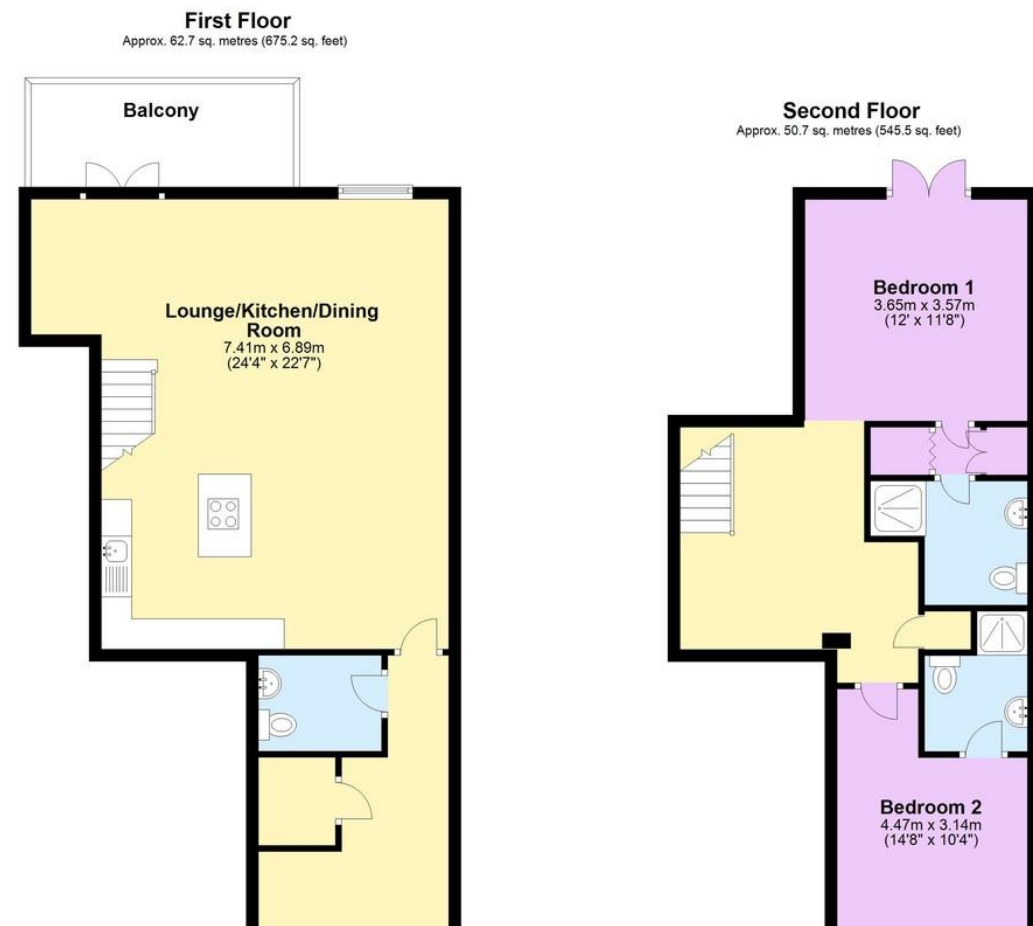




Floor Layout



Total approx. floor area 1,220 sq ft (113 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.

Sherborne Lofts

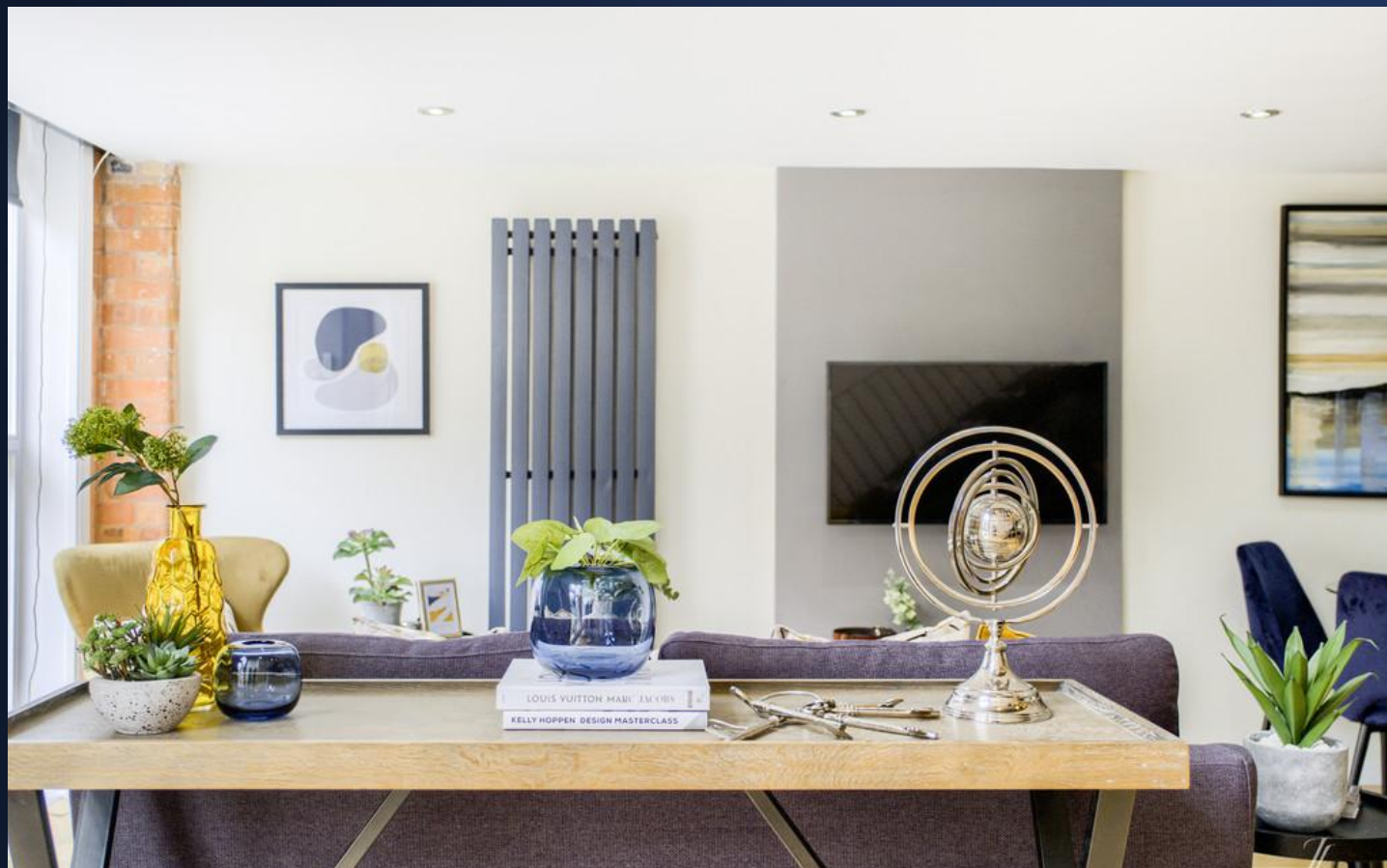
33 Grosvenor Street West  
B16 8HW

Asking Price Of £399,000

- Stunning Loft Style Apartment
- Two-Bedroom, Two-Bathroom
- Private Balcony With Views
- 1220 Sq. Ft.







**Sherborne Lofts,**  
**33 Grosvenor Street West, Brindley Place, B16**  
**8HW**  
**Asking Price Of £399,000**



## Property Description

*DESCRIPTION* An exceptionally well appointed duplex penthouse loft apartment, which has been subject to a comprehensive and high end quality refurbishment, whilst set within the excellent former conversion of the 1938 Fellows, Morton and Claytons warehouse development. This stunning apartment offers spacious, beautifully presented and architect designed living space, set over two floors and extending in all to some 1220 sq. ft. The accommodation, which enjoys most generous levels of natural light, briefly comprises: Spacious reception hall, a magnificent open plan living/dining room/fitting kitchen, with access onto a terrace, superb galleried master bedroom with en-suite, room, bedroom two with en suite shower room. The property benefits from one secure and private parking space.

*LOCATION* Sherborne Wharf is situated in a prime canal-side location, in an area which has seen a remarkable transformation over recent times.

The area around Broad Street, linking Five Ways to the City Centre has been developed and much improved so as to now provide excellent business and recreational facilities. 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 contains over 140 shops including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Harvey Nichols.

*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 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 about 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 THE FREEHOLD*

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

*Local Authority: Birmingham City Council*

*Council Tax Band - D*

*Service Charge - £2,592.00 Per Annum*

*Ground Rent - £85.16 Per Annum*

*Ground Rent Review Period - TBC*

*Length of Lease - 100 Years Remaining*

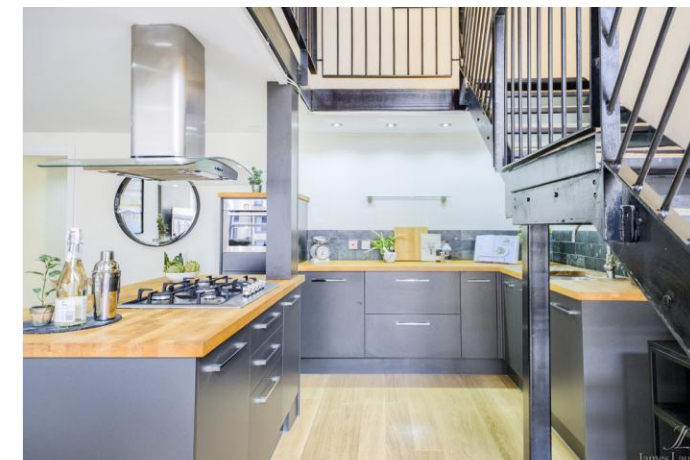
*To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-*

*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

