

27b Tenby Street

Birmingham City Centre

B1 3EE

Asking Price Of **£350,000**

Renovated Townhouse

Two Spacious Double Bedrooms

Two Bathrooms

Central Jewellery Quarter Location



Property Description

DESCRIPTION **FREEHOLD** Located in the centre of the Jewellery Quarter and inspired by the rich history and architecture of the locality is this modern two bedroom house. Offered with no upward chain!

Situated on Tenby Street, this lovely two bedroom house hosts a generous entrance hallway with access to a downstairs shower room and the principle bedroom, fitted with a convenient kitchenette.

A open steel staircase, which is a distinctive towards its 1800's jewellery workshop heritage, leads up to the first and second floors. To the first floor is a luxurious specification breakfast kitchen area with integrated appliances, open plan to the spacious living area.

The second floor accommodation offers an additional double bedroom with a family bathroom.

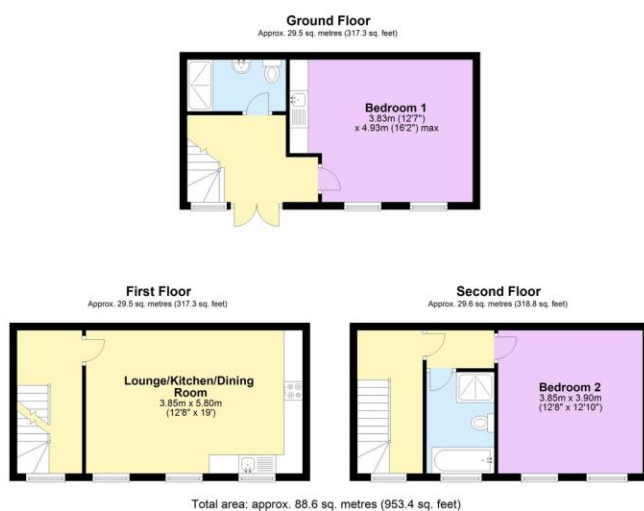
LOCATION Birmingham has a unique history, and nowhere is this more evident than the city's iconic Jewellery Quarter. Retaining the colour and vibrancy of its bustling 200 year old heritage, the Quarter is home to a similarly upwardly mobile population in it's 21st Century guise. Shops, bars and restaurants of every kind have emerged from what remains of the factories that once dominated the landscape, breathing new life into the area and creating a unique atmosphere that is quintessentially Birmingham.

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



Floor Layout



Total approx. floor area 953 sq ft (89 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	56 D	68 D
39-54	E		
21-38	F		
1-20	G		