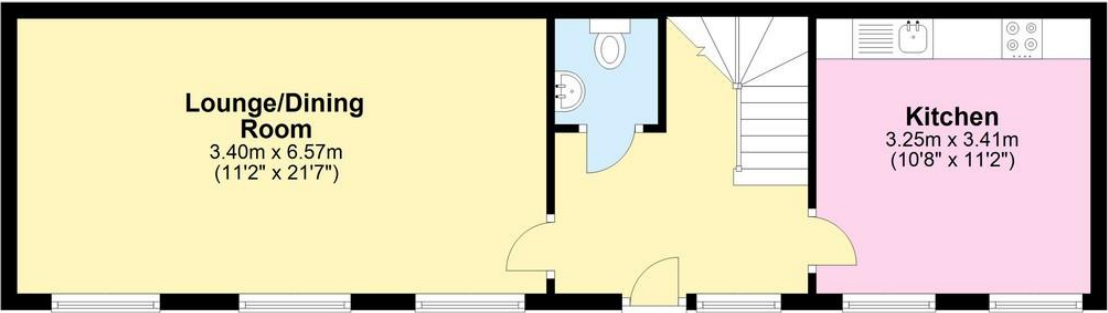




Floor Layout

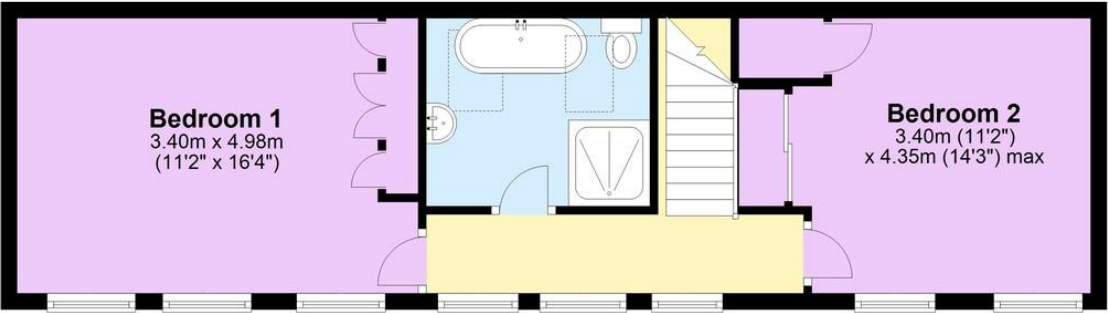
Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)

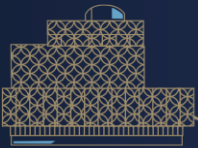
Total approx. floor area 970 sq ft (90 sq m)

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



REASSURINGLY LOCAL



Variety Works

Frederick Street

B1 3HN

Asking Price Of £425,000

- Freehold
- Stunning Two-Bedroom Mews House
- Grade II Listed Building
- 970 Sq. Ft.





## Variety Works, Frederick Street, Jewellery Quarter, B1 3HN Asking Price Of £425,000

### Property Description

**DESCRIPTION** Located in the heart of the Jewellery Quarter and inspired by the rich history and architecture of the location it is situated within, this modern but twist on industrial legacy and architectural language of the area is located this luxurious, FREEHOLD end Mews House which spans over 970Sq. Ft of internal living space and a private garden.

Variety Works has a generous entrance area with an open steel staircase which is a distinctive feature of the house alongside, exposed brick and beams with a nod towards it 1800's jewellery workshop heritage. This relaxing industrial style home comprises of a fantastic luxurious specification breakfast kitchen area with integrated appliances, a magnificent living area with wooden beam work and full height windows across four bays leading to the private garden. The downstairs accommodation furthermore has a downstairs guest W.C.

Leading to the first floor using the feature staircase, accommodates the master bedroom and steel works with a second double bedroom and a further high specification bathroom with separate shower cubicle.

**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.



REASSURINGLY LOCAL



**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**

**Optional Maintenance Charge for Communal Areas - £450 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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