

## Timber Yard

Birmingham City Centre

B5 6PA

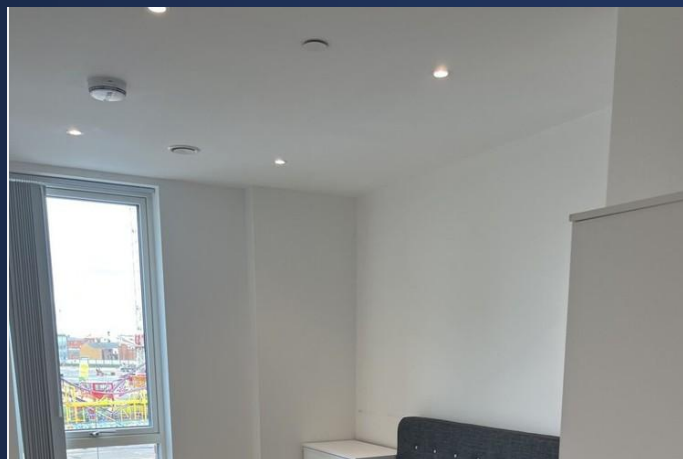
Asking Price Of **£325,000**

*Two Large Double Bedrooms*

*First Floor Apartment*

*Lift Access*

*Concierge Service*



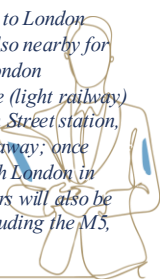
**Property Description** *TIMBER YARD* Presented by joint venture partners Galliard Homes and Apsley House Capital, Timber Yard will comprise two residential buildings, East and West Block, together boasting a collection of 379 modern studio, one, two and three bedroom apartments located in Birmingham's Southside District. Both buildings will surround landscaped courtyard gardens, exclusively accessible to residents, while many of the apartments will also feature a private balcony terrace or winter garden.

Lifestyle facilities will include a private gym, concierge desk, club lounge and screening room, offering residents of the development the perfect space to socialise, energise or relax. Furthermore, this landmark 1.58-acre development will also contain 10,000 sq. ft. of ground level commercial space, set to feature a variety of retail and leisure amenities. Designed by Claridge Architects, these new-build homes will exhibit signature designs providing owner-occupiers, first-time buyers and investors with homes that are stylish, enduring and energy-efficient. Secure undercroft parking is available on selected apartments and to purchase at an additional cost.

Less than a 10 minute walk from Birmingham New Street and Birmingham Moor Street stations, commuters can be in London in less than an hour and a half, a travel time which will be reduced to under an hour when HS2 arrives at Birmingham Curzon Street station. The city centre and a variety of local landmarks are also just a short stroll from Timber Yard, including Birmingham's O2 Academy, Bullring shopping centre and The Arcadian, all within a 600m radius of the development.

**LOCATION** Being the UK's second city and the youngest in Europe, with 40% of its population under 25, Birmingham is a young and vibrant city on the rise. Bimming with entertainment, leisure, nightlife and culinary options, take your pick at a choice of more than 100 top-name shopping and dining establishments within Birmingham's premier shopping destinations, the Bullring and Mailbox Birmingham, including John Lewis, Selfridges and Harvey Nichols. Whether you are looking for formal or relaxed dining options, Birmingham has it all, enjoying five Michelin-starred restaurants and many more recommended eateries. For music gigs, comedy and club nights, The Hippodrome, Glee Club, O2 Academy Birmingham and The Alexandra Theatre are also under 15 minutes away by foot.

Nearby Birmingham New Street station offers fast connections to London Euston and the Midlands, whilst Birmingham Moor Street is also nearby for journeys to destinations including Stratford-upon-Avon and London Marylebone. Residents will also be able to catch the Metro line (light railway) from New Street station for easy access across the city. Curzon Street station, the new home of HS2, will be approximately 15 minutes' walk away; once completed (estimated in 2029), commuters will be able to reach London in under an hour, thereby cutting the journey time by 40%. Drivers will also be within easy reach of a number of A-roads and motorways, including the M5, M6, M40 and M42.



**Floor Layout**



Total approx. floor area 708 sq ft (66 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             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 77 c    | 77 c      |

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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