



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APT 1, ST JAMES CHURCH CHARLOTTE ROAD,  
EDGBASTON, B15 2NU  
OFFERS OVER £345,000





This quirky and one of a kind property is a two bedroom duplex apartment set out over the ground and first floor, designed to a high specification, to compliment the original character intricacies that the developers were keen to retain.

Accommodation includes living room and dining room boasting high ceilings and dual aspect allowing a flow of natural light on the ground floor, either side of the stairway, with dining area adjoining the fitted kitchen- boasting fitted appliances of dishwasher, washer/dryer, fridge and freezer, AEG oven and four ring hob above, with the luxury of granite work tops. A downstairs WC and "porch" style entrance complete the downstairs layout.

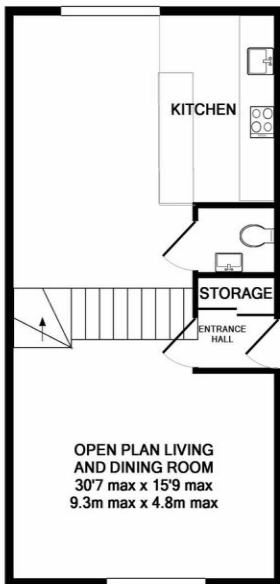
Upstairs the bedrooms are gallery style, overlooking below floor whilst offering external aspect through gothic windows. Both of which offer flexibility of having access to own modern bathroom and shower rooms.

Allocated parking (and visitor parking), secure intercom system and alarm system internally are also features to take note of, in which is a very popular style of property and a rarity in its very essence.

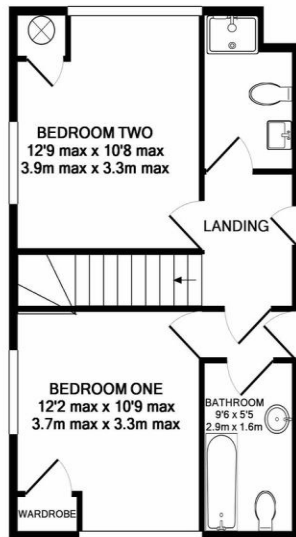
Steeped in History, St James church is of French gothic style origin, built in the mid 1800's. It was converted in 2004 in to 12 quirky and individual apartments, the quality of which was recognised with awards.

The location of St James Church offers the best of two worlds, leafy and picturesque within a sought after B15 district of Edgbaston, whilst a short commute to the vibrant city centre complete with financial district for working professionals, shopping facilities of The Mailbox and Bull and eateries of Brindley Place and Edgbaston Village close by.

Buyers are advised to book appointments early to avoid disappointment.



GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 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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