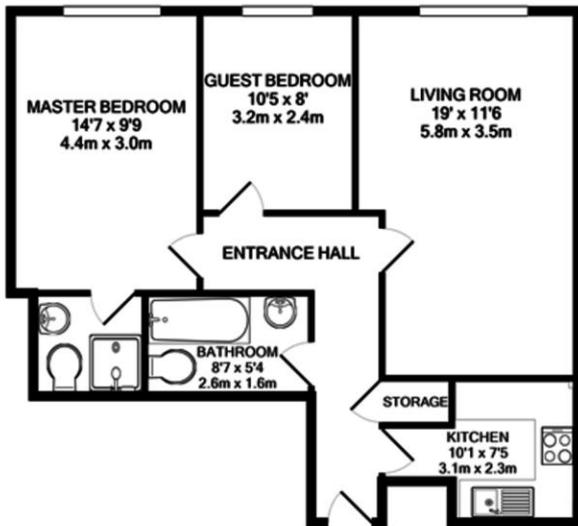




James *J* LaurenceTM
Sales and Lettings

APARTMENT 26, POINT 3, 42 GEORGE STREET,
JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE, B3
1QA OFFERS IN EXCESS OF £215,000





TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 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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DESCRIPTION

****EWS1 FORM GRANTED**** A stunning third floor apartment located just off St. Pauls Square, in the highly desired Point 3. The apartment comprises of:- entrance hallway, separate kitchen, living area, master bedroom benefitting from en suite shower room, further double bedroom and a family bathroom.

The property also benefits from having a secure allocated parking space and is ideally located for St. Pauls Square which boasts a variety of bars, restaurants and a boutique hotel and the finance district.

Viewing is highly recommended to appreciate the level of accommodation on offer.

ENTRANCE HALLWAY

KITCHEN

9' 9 (Max)" x 10' 0 (Max)" (2.97m x 3.05m)

LOUNGE/DINER

11' 5 (Max)" x 19' 0 (Max)" (3.48m x 5.79m)

MASTER BEDROOM

9' 9" x 14' 7" (2.97m x 4.44m)

EN-SUITE SHOWER ROOM

5' 9" x 5' 4" (1.75m x 1.63m)

GUEST BEDROOM

11' 1" x 8' 0" (3.38m x 2.44m)

FAMILY BATHROOM

5' 4" x 8' 9" (1.63m x 2.67m)

PARKING

The property boasts one secure and allocated parking space.

AREA

The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and 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. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 300m away from Snow Hill Station.

