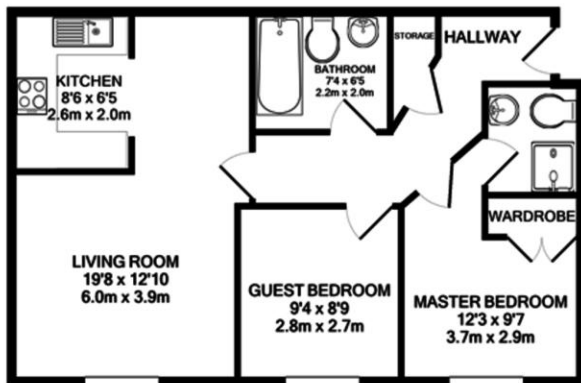




James *J* LaurenceTM
Sales and Lettings

APARTMENT 1, MAXIM 28, 21 LIONEL STREET, JEWELLERY
QUARTER, BIRMINGHAM CITY CENTRE, B3 1AT
ASKING PRICE OF £180,000





TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 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

James Laurence are delighted to offer this fantastic two bedroom, two bathroom apartment in the heart of St. Pauls Square. The property consists of two double bedrooms, two bathrooms, open plan living kitchen. The kitchen is fully fitted with a range of integral appliances. The apartment is situated on the ground floor, having large windows allowing plenty of natural light.

Just around the corner is the beautiful St Pauls Square, with its historic Church, boutique bars, restaurants and coffee shops. Furthermore, the Financial District and Colmore Row; again with its renowned high end bars and restaurants are a short walk away. Snow Hill Station is just across the road from Maxim 28, perfect for the person(s) seeking City Centre Living and transport links.

ENTRANCE HALLWAY

OPEN PLAN LIVING & KITCHEN AREA

19' 9" (Max)" x 12' 1" (Max)" (6.02m x 3.68m)

MASTER BEDROOM

9' 7" x 10' 4" (Max)" (2.92m x 3.15m)

EN-SUITE SHOWER ROOM

6' 7" x 6' 2" (2.01m x 1.88m)

GUEST BEDROOM

8' 9" x 9' 4" (2.67m x 2.84m)

FAMILY BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		