



James Laurence *JL*

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

APARTMENT 2, POINT 3, 42 GEORGE STREET, JEWELLERY  
QUARTER, BIRMINGHAM CITY CENTRE, B3 1QA  
ASKING PRICE OF £190,000



James Laurence *JL*



## DESCRIPTION

**\*\*EWS1 FORM GRANTED\*\*** A superb two-bedroom apartment situated in the desirable Point 3. This well-appointed apartment offers approximately 742 Sq. Ft. of accommodation with bright and spacious living areas. The property is nestled in the heart of the Jewellery Quarter next door to St. Pauls Square, within easy reach of Birmingham City Centre and with easy access to New Street Station. The property features:- An entrance hallway, kitchen, living area, master bedroom, second double bedroom and family bathroom. The property also comes with the added bonus of a secure & allocated parking space.

## KITCHEN

8' 7" x 10' 6" (2.62m x 3.2m)

## LOUNGE/DINER

20' 2" x 15' 8 (Max)" (6.15m x 4.78m)

## MASTER BEDROOM

12' 6" x 11' 4" (3.81m x 3.45m)

## GUEST BEDROOM

7' 8" x 15' 0" (2.34m x 4.57m)

## FAMILY BATHROOM

12' 5" x 6' 2 (Max)" (3.78m x 1.88m)

## PARKING

The property boasts one secure and allocated parking space.

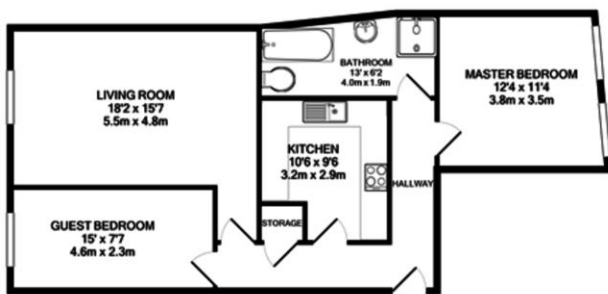
## AREA

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.



TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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 ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	