



James *J* LaurenceTM
Sales and Lettings

APARTMENT 41, SAPPHIRE HEIGHTS, 30 TENBY STREET
NORTH, JEWELLERY QUARTER, BIRMINGHAM CITY
CENTRE, B1 3ES ASKING PRICE OF £195,000





DESCRIPTION

****NO UPWARD CHAIN**** A spacious third floor apartment located in the sought after Sapphire Heights development comprising entrance hallway with storage, open plan living kitchen, two double bed rooms and family bathroom. The property benefits from having a secure allocated parking space and is within easy walking distance to St Pauls Square and the Business district.

ENTRANCE HALL

4' 4" x 11' 0" (1.32m x 3.35m)

OPEN PLAN LIVING & KITCHEN AREA

12' 4" x 22' 2" (3.76m x 6.76m)

MASTER BEDROOM

15' 0" x 8' 1" (4.57m x 2.46m)

GUEST BEDROOM

7' 6" x 11' 0 (Max)" (2.29m x 3.35m)

FAMILY BATHROOM

8' 0 (Max)" x 6' 5 (Max)" (2.44m x 1.96m)

STORAGE

PARKING

The property boasts one secure and allocated parking space

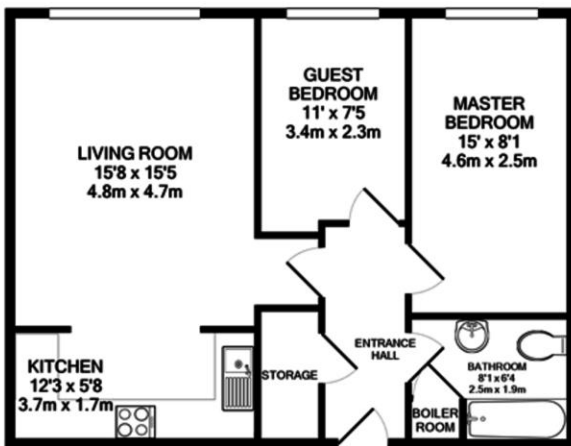
AREA

The property is located in the heart of Birmingham's Jewellery Quarter.

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.



TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 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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