



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

APARTMENT A004, MADISON HOUSE, 94 WRENTHAM STREET, BIRMINGHAM CITY CENTRE, B5 6QR  
ASKING PRICE OF £175,000





A bright, spacious, and conveniently located one bedroom apartment in the recently completed Madison house development. This deluxe apartment has been completed by renowned developers Seven Capital to a high standard and features a good-sized living space with generous bedroom including built in wardrobes. Located on the ground floor there is secure entry with lift access. Both the bathroom and kitchen have been completed to a high specification with the kitchen featuring integrated appliances.

The main feature of this fantastic investment is the private terrace. Ideal for either a first-time buyer or investor.

**ENTRANCE HALL**

**OPEN PLAN LIVING & KITCHEN AREA**

23' 0" x 12' 2" (7.01m x 3.71m)

**PRIVATE TERRACE**

19' 2" x 4' 0" (5.84m x 1.22m)

**MASTER BEDROOM**

13' 7" x 9' 8" (4.14m x 2.95m)

**FAMILY BATHROOM**

6' 2" x 6' 8" (1.88m x 2.03m)

**AREA**

Madison house whilst very central also has the benefit of being close to the A38 and the City's ring road giving easy access to the M6 motorway. The development is also only 500 metres from the forthcoming Birmingham Smithfield development, a significant future project with a whole host of leisure and further retail amenities.

