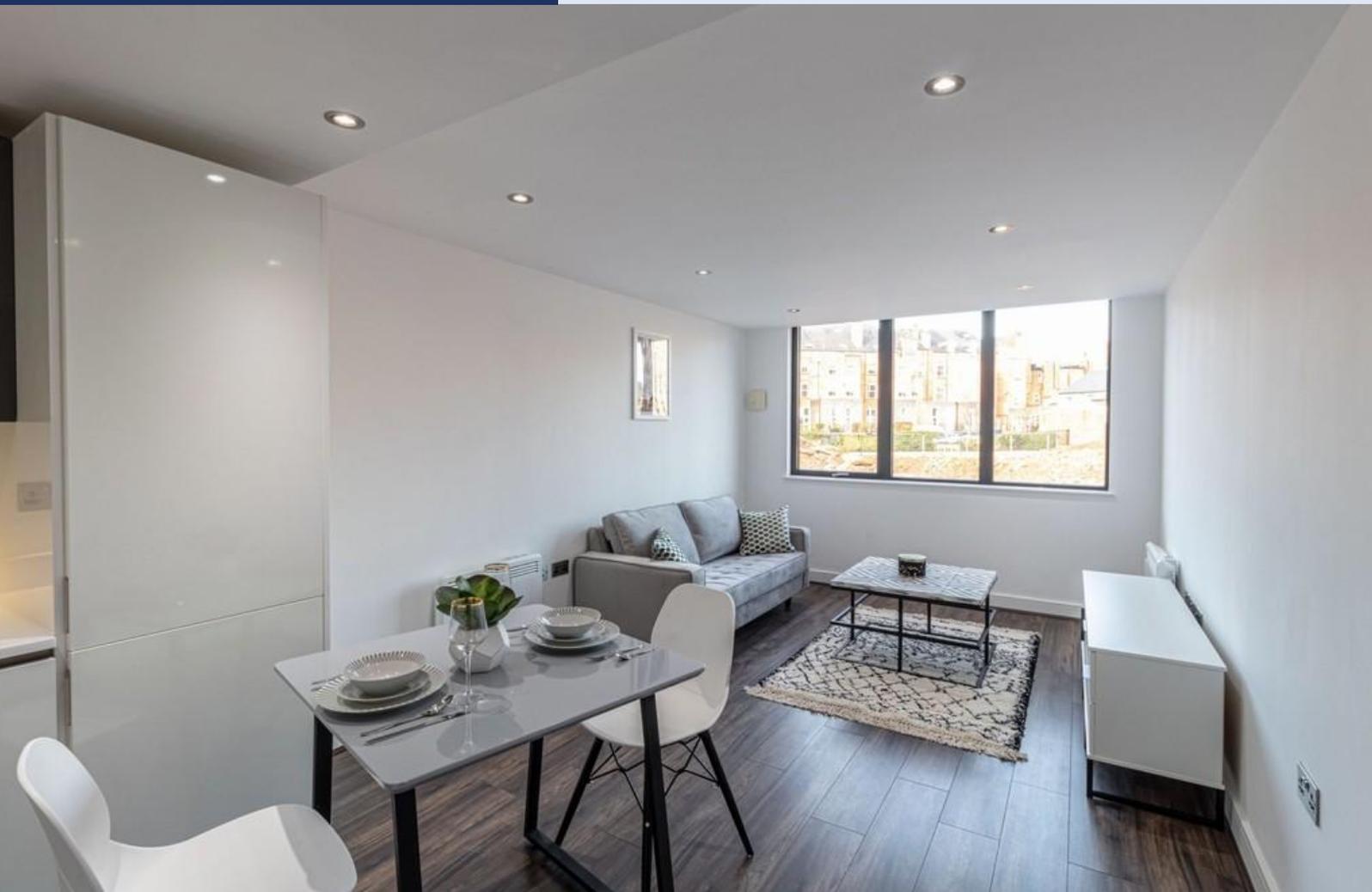




James *J* LaurenceTM
Sales and Lettings

APARTMENT A101, MADISON HOUSE, 94 WRENTHAM STREET, BIRMINGHAM CITY CENTRE, B5 6QR
ASKING PRICE OF £169,950





DESCRIPTION

Located in the exciting and vibrant Chinatown district of Birmingham's busy city centre is Madison House, a progressive new build development of 141 apartments offered with spacious living areas, sleek communal areas and state of the art appliances. Madison House is a short walk from the Bullring, Grand Central and Digbeth Dining Club, making it ideal for working professionals and couples in the city.

The spacious one bedroom apartment located on the first floor comprises of: - An entrance hall, open plan living & kitchen area, Master bedroom & family bathroom. the apartment has been finished off to a high specification and is an ideal purchase for a first-time buyer or investor.

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA

10' 2" x 23' 7" (3.1m x 7.19m)

MASTER BEDROOM

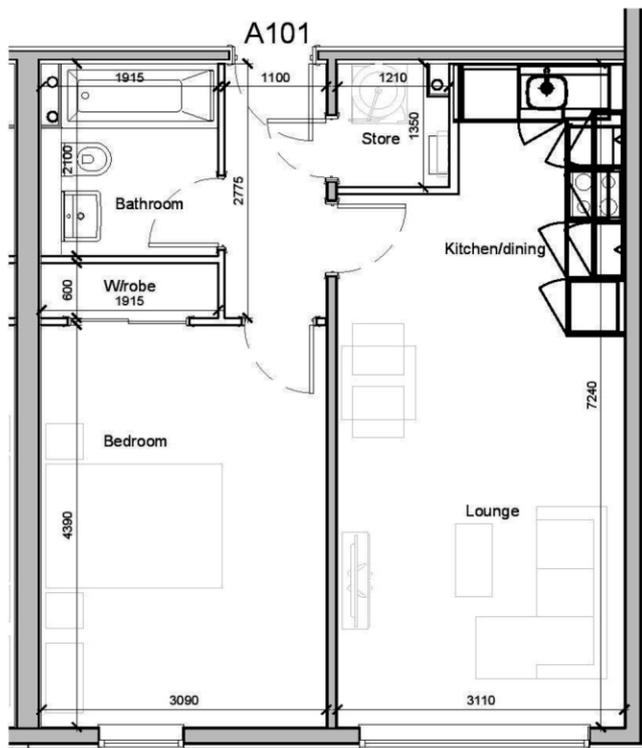
14' 4" x 10' 1" (4.37m x 3.07m)

FAMILY BATHROOM

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		