



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

**90, Lower Loveday Street**  
Birmingham City Centre, B4 6HG

- Characterful Three Storey Apartment
- Secure Allocated Parking Space
- High Specification Across All Three Floors
- Stunning Conversion

**Asking Price Of £395,000**





## Property Description

### NO. 101 BATH STREET

This historic Grade II listed building dates back to 1840 and is located in part of the city's traditional Gun Quarter, extremely close to the city centre and nearby amenities.

This prime development boasts individuality with bespoke apartments designed to a high specification whilst preserving the building's original features.

Each of the five apartments has been thoughtfully designed and finished using the highest quality materials. The beautifully designed communal areas maintain the level of specification and finish in keeping with that of your apartment, so your experience starts the moment you enter the building. Each has a long leasehold interest and the security of an underground gated parking space.





## 90 LOWER LOVEDAY STREET

This unique property offers the luxury of its own private access both from car park and Lower Loveday Street, with a welcoming lobby area. A ground floor bedroom with ensuite is complimented by first floor front facing bedroom, family bathroom and ample storage, leading up to the pièce de résistance - a gorgeous open plan living room/fitted kitchen. A ceiling light well, bringing natural light down to all floors is a fantastic feature.

## SPECIFICATION

### KITCHEN

The kitchens are modern, with high-quality German Rational cabinets with soft-close doors, offering:

- Fully integrated Siemens appliances, including oven, induction hob, microwave, fridge/freezer, washer/dryer and Neff dishwasher.
- Duropal laminate worktop and upstands
- German design Franke sink and Grohe taps
- LED Downlights and under-cabinet lighting
- Beautiful Sierra Habitana LVT flooring

### BATHROOMS AND ENSUITES

All bathrooms, ensembles and cloakrooms have been designed to maximise space and light and are finished to the same high-quality specification you expect from your Asquith home.

- Bathroom showcases a beautiful double sink with vanity unit, standalone contemporary bath with floor mounted tap, spacious shower with low-profile tray, large shower head and illuminated mirror
  - Ensembles feature a black metal vanity unit with white stone basin, designer taps and large illuminated mirror
- All bathrooms and ensembles have:
- Shaver points
  - LED downlights
  - Heated towel rails
  - High-quality LVT flooring and designer wall tiles

WCs - feature floor tiles, black taps and interior designed schemes bring your cloakroom alive!

### LIVING ROOM & DINING ROOM AREAS

Large, light-filled spaces with the flexibility to create the room environment that suits your lifestyle.

- Feature wall lights and LED downlights
- Beautiful Sierra Habitana LVT flooring
- Designer radiators

### BEDROOMS

Relaxing, luxurious spaces, carpeted throughout – somewhere for you to kick back, relax and sleep well.

- High-quality luxury carpet in neutral tones
- Modern, light decor
- Plenty of power sockets with light and lamp switches by the bed
- Slim, designer radiators

### GENERAL

With a focus on long-term quality, our aim is to 'think of everything' and provide all elements within your home that you may not find elsewhere in other developments.

- Gas central heating with a NEST programmable, intelligent, self-learning Wi-Fi enabled thermostat - managed from your mobile to optimise heating and cooling of your home and conserve energy
- TV and data points in all living rooms and bedrooms
- Home ventilation and heat recovery system which provides a steady flow of clean air by exchanging the heat from the warm air inside with the clean cool air from the outside. It is better for your health and your wallet, saving money whilst also helping the environment.
- Video entrance intercom system
- Fire detection system in all apartments
- Double-glazed windows throughout

### ABOUT THE DEVELOPERS

The developers, Asquith Homes, have a track record of successful local development conversions, priding themselves on the high quality of finish and



Backed by  
HM Government



Bedroom 1 - 16.4sqm / 176.5sqft  
En-suite - 4.7sqm / 50.6sqft  
Bedroom 2 - 13.7sqm / 147.5sqft  
Bathroom - 9.2sqm / 99sqft  
Store 1 - 2.6sqm / 28sqft  
Store 2 - 0.7sqm / 7.5sqft  
Living Room - 13.8sqm / 148.5sqft  
Kitchen - 13.8sqm / 148.5sqft

Total Floor Space - 117sqm / 1260sqft

attention to detail given to each and every element within your home. From beautiful, contemporary kitchens and luxury flooring to bespoke bathrooms and designer lighting – you can be confident knowing that your new home is completely individual to you.

#### AREA

No. 101 Bath Street is located on the corner of Lower Loveday Street in the city's Gun Quarter, a district surrounded by history, culture and entertainment. The Gun Quarter is a diverse and emerging city suburb, perfectly situated close to the fashionable Jewellery Quarter, bustling financial district, Snow Hill train and metro station and the new Hs2 site with immediate A38 link with ease of access to M6 motorway.

#### RESTAURANTS AND BARS

Birmingham has something to suit all tastes, with more Michelin starred restaurants than any other UK city outside of London – including Simpsons, Purnell's and Adams; plus, fine dining at The Ivy, Gusto, Hotel du Vin and Marco Pierre White. You will also find a great selection of bars such as Fumo, Ginger's Bar in Purnell's Bistro, Dirty Martini and fantastic coffee shops right on your doorstep.

#### ENTERTAINMENT

Whatever you fancy doing, it's likely you'll find it in the city across the many venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.

#### SHOPPING

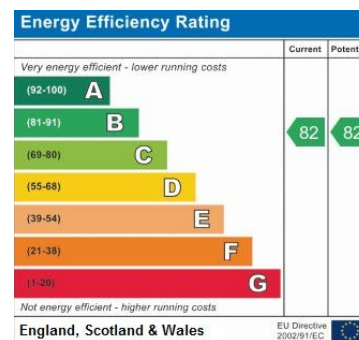
There's a huge choice and variety of shopping available within the city and nearby suburbs, including John Lewis in the new Grand Central development; the newly extended Harvey Nichols at the Mailbox; Selfridges in the Bullring; the Great Western Arcade; the rag market and food markets in Digbeth; as well as regular local Farmers' Markets in Harborne and Moseley beyond.

#### SPORTS AND LEISURE

You'll find excellent sporting and leisure facilities, including PureGym just 5 minute walk away; Bannatyn's Health Club; The Club & Spa at The Cube; Vibro Suite Health & Wellness Club; the Edgbaston Priory Club; Edgbaston Cricket Ground; Edgbaston Golf Club; Botanical Gardens and Cannon Hill Park.

**\*\*TAKE ADVANTAGE OF THE STAMP DUTY HOLIDAY, NO STAMP DUTY TO BE PAID ON THIS PROPERTY PURCHASE\*\***

\* Reduced rates of Stamp Duty Land Tax (SDLT) will apply for residential properties purchased from 8 July 2020 until 30 June 2021 inclusive.



37-39 Ludgate Hill  
Birmingham  
B3 1EH

www.jameslaurenceuk.com  
info@jameslaurenceuk.com  
0121 6044060

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.