



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

KINGS COURT, 25 COX STREET, ST. PAULS SQUARE,  
JEWELLERY QUARTER, B3 1RD  
OFFERS OVER £180,000





## DESCRIPTION

An excellent opportunity to purchase a two-bedroom duplex apartment in the quaint and quirky St Pauls Square area. The property itself is set over two floors and boasts two bedrooms with fitted wardrobes, a large family bathroom and a stunning open plan living & kitchen area with City facing views. The property also benefits from a recently refurbished kitchen and family bathroom and modern roof lights within the master bedroom.

The development offers greenery in the form of a communal courtyard, secure underground allocated parking and intercom systems, located on the doorstep of St. Pauls Square.

## ENTRANCE HALL

## OPEN PLAN LIVING AND KITCHEN AREA

8' 9" x 16' 8" (2.67m x 5.08m)

## GUEST BEDROOM

9' 3" x 6' 2" (2.82m x 1.88m)

## GUEST W.C.

5' 4" x 3' 9" (1.63m x 1.14m)

## STAIRS LEADING TO THE FIRST FLOOR

## MASTER BEDROOM

10' 3" x 8' 9" (3.12m x 2.67m)

## FAMILY BATHROOM

9' 7" x 6' 3" (2.92m x 1.91m)

## STORAGE

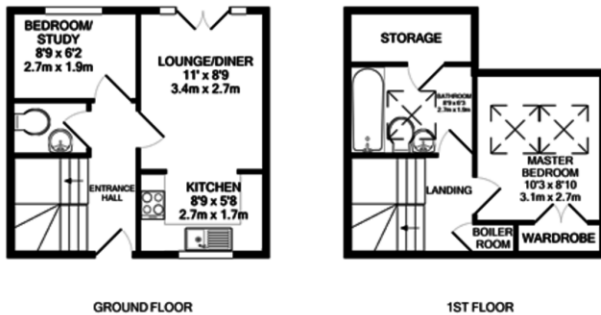
## PARKING

The property has 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.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 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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