



James Laurence *JL*

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Sales and Lettings

APARTMENT 5, FARTHING PLACE, 46 NEWHALL HILL,
JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE, B1
3JN
ASKING PRICE OF £180,000



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DESCRIPTION

****NO UPWARD CHAIN**** This gorgeous second floor apartment with two Juliet balconies and allocated parking is in the heart of Birmingham's historic Jewellery Quarter. Consisting of two bedrooms, family bathroom, kitchen and open plan living/dining room, this property is perfect for city living. This property is within walking distance of all local amenities. Call now to arrange a viewing!

ENTRANCE HALL

KITCHEN AREA

8' 3" x 7' 5" (2.51m x 2.26m) The kitchen area consists of a mix of base and wall mounted units, and includes a ceramic four ring hob and oven. There is a tiled surround and numerous power points, plus a small window.

LIVING ROOM

20' 21" x 15' 11" (6.63m x 4.85m) The lounge is neutrally decorated, with wood effect flooring underfoot. There is a Juliet balcony looking out onto the front of the property along with numerous other windows and power points.

MASTER BEDROOM

12' 4" x 11' 7" (3.76m x 3.53m) The master bedroom has a Juliet balcony offering views to the rear of the property, and is neutrally decorated with carpet underfoot. There are numerous power points in the room, plus a small room off to the side which is fitted with a sink basin and a shower cubicle.

GUEST BEDROOM

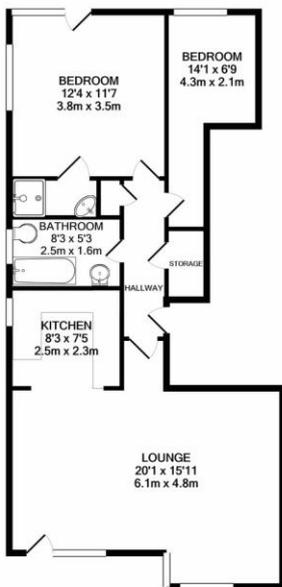
14' 1" x 6' 9" (4.29m x 2.06m) The smaller of the two rooms, this bedroom is neutrally decorated with carpet underfoot. There is a window looking out to the rear of the property and power points.

BATHROOM

8' 3" x 5' 3" (2.51m x 1.6m) The bathroom is neutrally decorated with a blue tiled surround and white walls. The room is furnished with a sink, bath and WC, with blue tile effect flooring underfoot and a small window.

AREA

Situated on Newhall Hill, this property is a short walk from some of the Jewellery Quarters best bars and restaurants, such as The Button Factory and 1000 Trades. Close to all local amenities, this property is within walking distance of Jewellery Quarter, Snow Hill and New Street train stations, as well as a short drive from Birmingham's ring road with excellent motorway links. For entertainment, you're within walking distance of some of Birmingham's best venues, such as Arena Birmingham and Birmingham's Repertory Theatre. For city living, this property is in one of the best locations you can ask for. Call now to arrange a viewing!



TOTAL APPROX. FLOOR AREA 684 SQ. FT. (63.5 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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