

Albion Street

Birmingham City Centre

B1 3AA

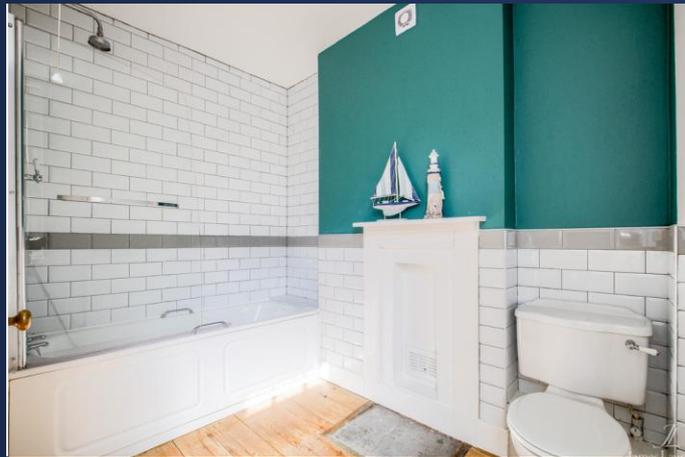
Offers In Excess Of **£300,000**

Two-Bedroom Town House

Original Features

936 Sq. Ft.

Two Large Reception Rooms



Property Description

DESCRIPTION

Agent within the Jewellery Quarter town.

A stunning Grade II listed town house located in the heart of the Jewellery Quarter. This two bedroom town house is set back in a beautiful part of Birmingham which has been sympathetically designed to retain the heritage status of the area. The Victorian era artwork on the front of the building mixed with the wooden frames of the windows really does give the property special character.

This is a rare opportunity to purchase a unique property of immense charm and character which must be viewed to fully appreciate the size and style of the accommodation on offer. Features of the property include gas central heating, secure command entrance, spacious living and dining room with fully fitted kitchen, two double bedrooms and a luxury bathroom. The whole property benefits from large windows which gives the property a lot of light. Also benefiting from ample storage throughout.

Amust view to avoid disappointment.

AREA

The property is located in the heart of Birmingham's Jewellery Quarter 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.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Hervey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £900 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unparalleled premium fashion and quality high street brands to the heart of the city.

Transport: There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.

Floor Layout



Total approx. floor area 936 sq ft (87 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. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH



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