



Wexler Lofts

100 Carver Street

Jewellery Quarter

B1 3AQ

Asking Price Of **£295,000**

Stunning Two Bedroom Apartment

Secure & Allocated Parking

853 Sq. Ft.

****EWS1 FORM GRANTED****





Property Description

*DESCRIPTION **EWS1 FORM GRANTED** James Laurence are pleased to present an immaculately presented, individual designed two bedroom loft apartment in the sought after Wexler lofts development. The property spans over 853 Sq. Ft. and comprises of:- An entrance hall, open plan living & kitchen area fitted with a top of the range kitchen with built in appliances, master bedroom, guest bedroom with mezzanine level, en-suite shower room and walk-in-wardrobe, family bathroom and boasts a secured and allocated parking space. The property also benefits from large picture windows, high ceilings, exposed brickwork solid flooring and a daytime concierge service. A must view to avoid disappointment!*

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA 16' 11" x 21' 10" (5.16m x 6.65m)

MASTER BEDROOM 13' 5" x 7' 10" (4.09m x 2.39m)

GUEST BEDROOM 9' 6" x 8' 1" (2.9m x 2.46m)

ENSUITE

FAMILY BATHROOM

PARKING The property boasts one secure and allocated parking space.

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

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.

Floor Layout



Total approx. floor area 854 sq ft (79 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		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			