

John Shepherd  
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# St. Pauls Place

Jewellery Quarter

B3 1FQ

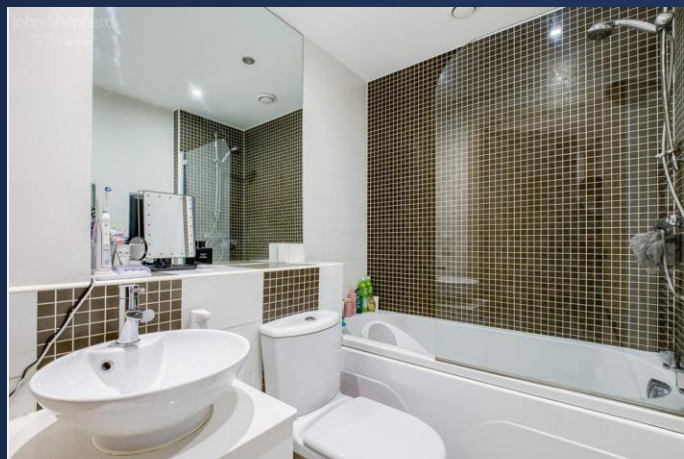
Asking Price Of **£220,000**

*Spacious Open Plan Living With A Juliette Balcony*

*563 Sq. Ft.*

*Secure & Allocated Parking*

*Second Floor Apartment*



**Property Description**

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A beautifully presented, one double bedroom apartment located on the famous St Paul's Square which is home to a number of unique and stylish bars and restaurants.

The apartment itself benefits from open plan living in the kitchen and lounge, additional storage, generously sized master bedroom and equally sizeable family bathroom. This City Centre home is situated on the second floor and has the advantage of pleasant views overlooking the development's courtyard.

**LOCATION**

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.

**ENTRANCE HALL**

**OPEN PLAN LIVING & KITCHEN AREA** 11' 6" x 25' 2" (3.51m x 7.67m)

**MASTER BEDROOM** 11' 3" x 13' 10" (3.43m x 4.22m)

**FAMILY BATHROOM**

**PARKING** The property boasts one secure and allocated parking space.

**Floor Layout**

**Second Floor**  
Approx. 52.3 sq. metres (563.0 sq. feet)



Total area: approx. 52.3 sq. metres (563.0 sq. feet)

Total approx. floor area 563 sq ft (52 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	81	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Birmingham City Centre Branch

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*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*