

Floor Layout



Snow Hill Wharf

61 Shadwell Street

B4 6LL

From £375,000

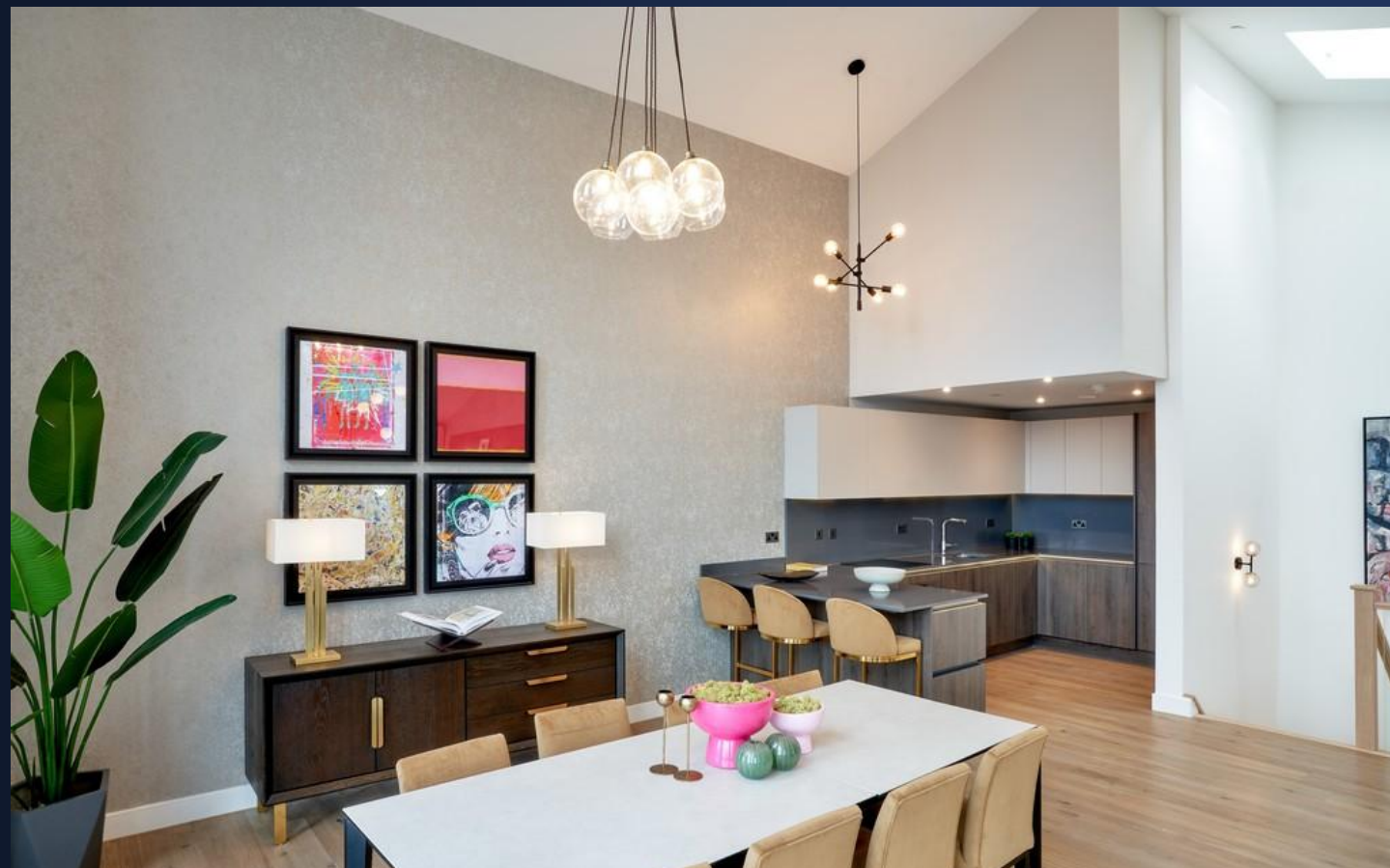
- Luxury Apartments
- Stylish Kitchen With A Full Range Of Integrated Appliances
- Stunning One, Two Or Three Bedroom Apartments
- Allocated Basement Parking Space (With Shared Electric Vehicle Charging Point)



Total approx. floor area 900 sq ft (84 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.

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



**Snow Hill Wharf,
61 Shadwell Street, Birmingham City Centre, B4
6LL
From £375,000**

Property Description

DESCRIPTION Snow Hill Wharf brings luxury living to Birmingham. These 420 apartments built to the highest level of specification and quality in Birmingham offer a host of unique facilities, such as a 24-hour concierge, residents' gym, cinema room and tranquil landscaped podium gardens.

The development's stunning canal-side location, just minutes from the Colmore

Business District and prime transport hubs including the forthcoming high-speed railway station (HS2), combines serenity with the convenience of city centre living

Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an estimated 45% of the population under 30, Birmingham offers a thriving rental market for investors.

SPECIFICATION

GENERAL • Laminated Karndean Korlok flooring to hallway, kitchen and living room

- Carpets to bedrooms
- Veneer ash-stained apartment front doors
- Dark grey laminate internal doors
- Multi-point high security door locking system to entrance door with spy hole
- Dark bronze ironmongery throughout
- Fitted wardrobe to bedroom 1
- Bosch freestanding washer / dryer
- 10-year LABC warranty from date of legal completion



REASSURINGLY LOCAL



- 2-year St Joseph warranty
- 250-year lease
- Communal heating system to all apartments
- Oak staircase with glass balustrade and oak handrail

ELECTRICAL • LED downlights to hallway, kitchen, living room, ensuite, bathrooms and utility room

- Feature pendant lights to living / kitchen / dining areas
- Ceiling pendant lighting to all bedrooms
- Double socket with USB in dark bronze with black inserts to kitchen area and bedroom 1
- TV / media points to living room and all bedrooms
- Mini black touchscreen video and audio door entry system
- Sky Q with direct feed to living room
- Hyperoptic fibre broadband to all plots as standard
- BT Openreach to all plots as standard

KITCHEN • Contemporary designed kitchen with handleless doors to all plots

- Silestone worktop
- Bosch black single oven
- Slimline telescopic cooker hood
- Bosch touch control integrated induction hob
- Fully integrated dishwasher
- Integrated full height 70 / 30 fridge / freezer

BATHROOMS / ENSUITES • Floor mounted Roca WC with concealed cistern system

- Semi-recessed Roca basin with post-formed worktop and ceramic tiled housing
- Bath panel and vanity worktop in Avola grey
- Full width mirror to recess
- Ceramic tiles to floors and selected walls
- Electric feature towel warmer
- Brushed dark bronze robe hook
- Thermostatic controlled showers with mini handset and with ceiling mounted rain shower
- Thermostatic hand-held showers to baths
- Shower tray with hinged-line shower screen in black trim
- Double-ended bath
- Fixed bath screen in black trim
- Recessed alcoves to bathroom and ensuites
- Brushed dark bronze paper roll holder

RESIDENTS' FACILITIES • Three individually designed private podium gardens

- Exclusive access to gym, sauna and steam room, cinema room, lounge and conference room
- Interior designed entrance lift, lobbies and corridors
- Car parking, motorcycle and bicycle storage facility
- 5 electric vehicle charging points
- CCTV security system
- 24-hour concierge

LOCATION Central Birmingham City Location (0.3 mile from Snow Hill station, 0.7 mile from Birmingham New Street)

At Snow Hill Wharf you are close to everything Birmingham has to offer. From Michelin-starred fine dining to local eateries and major entertainment hubs to independent stores, the nearby business district is also home to global employers. Ranked as having the highest quality of life outside London, Birmingham is a young and vibrant city on the rise.



**To book a viewing
of this property:**

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