



## The Barker

Shadwell Street

B4 6LL

**£1,650 pcm**

*24hr Concierge, on site gym, sauna and steam room*

*Residents cinema room*

*Private Balcony*

*Canal side views*



## Property Description

An impressive Three Double bedroom apartment located on the 1st floor of The Barker phase of the brand new Snow Hill Wharf, an exclusive city centre development by St Josephs, part of the prestigious Berkley Group.

This apartment offers fantastic open living/kitchen area, picture windows offering open city skyline views, complete with a private balcony on the canal side, with the luxury of both bathroom and ensuite, both designed to a very high specification.

The apartment is offered unfurnished and available July 2021, with first viewings now available on site.

Also offering a TANDEM PARKING SPACE - meaning parking for 2 cars.

Residents at Snow Hill Wharf have exclusive access to stylish facilities, unrivalled within Birmingham city centre. Life here includes a 24-hour concierge service, with round-the-clock access and automatic membership to the on-site gym featuring the very latest equipment as well as a sauna and steam room, you can stay fit and healthy whatever your schedule. And when it is time to relax, you can enjoy exclusive use of the residents' cinema room.

This is canal side living at its very best as 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.

Snow Hill Wharf is a further example of the regeneration of Birmingham's waterways and a calm, pleasant starting point for a stroll into the city centre. Heading south-east, the canal path takes you towards the Mailbox complex, with its prime shopping and dining experiences and on to Brindley Place - housing the Ikon Gallery, Crescent Theatre and numerous places to eat, drink and shop.

KITCHEN/LIVING/DINING 27' 11" x 12' 2" (8.51m x 3.71m)

MASTER BEDROOM 10' 3" x 13' 9" (3.12m x 4.19m)

BEDROOM 2 15' 7" x 8' 6" (4.75m x 2.59m)

BEDROOM 3 14' 5" x 8' 6" (4.39m x 2.59m)

BALCONY 14' 5" x 8' 6" (4.39m x 2.59m)

## Floor Layout



Snow Hill Wharf, The Barker - E.1.2, First Floor

Dimensions		
Kitchen/Living/Dining	27' 11" x 12' 2"	8.52m x 3.72m
Master Bedroom	10' 3" x 13' 9"	3.12m x 4.19m
Bedroom 2	15' 7" x 8' 6"	4.76m x 2.60m
Bedroom 3	14' 5" x 8' 6"	4.40m x 2.60m
Balcony	54 sq.ft	5 sq.m
Total Area	1101.1 sq.ft	102.3 sq.m

### Key

U Utility

St Joseph  
Designed for life

Total approx. floor area 1,101 sq ft  
(102 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	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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*