



# Metalworks Apartments

Jewellery Quarter

B18 6PW

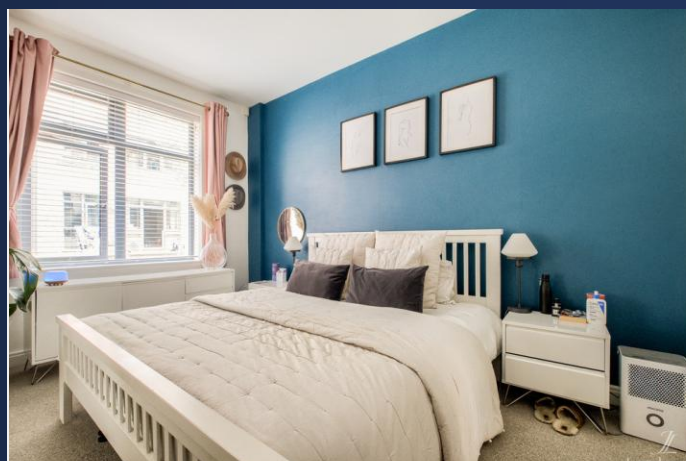
Asking Price Of **£220,000**

*Stunning Two-Bedroom Apartment*

*Private Patio Area*

*690 Sq. Ft.*

*Secure & Allocated Parking*



## Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A beautifully presented two bedroom, apartment located in the Metalworks development. The apartment benefits from having open plan living area/fitted kitchen with integrated appliances, two-bedrooms and a stylish bathroom as well as a private terrace. Metalworks is a secure gated development with communal gardens in the heart of the Jewellery Quarter. The property also benefits from secure & allocated parking.

**OUTSIDE** Secure gated development with communal gardens.

**PARKING** The property comes with one allocated parking space.

### LOCATION

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. Metalworks is located in the heart of this historic district.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.



## Floor Layout



Total area: approx. 64.1 sq. metres (690.4 sq. feet)

Total approx. floor area 690 sq ft (64 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.

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