



James *J* LaurenceTM
Sales and Lettings

1 SQUIRREL WORKS, 32 REGENT PLACE, BIRMINGHAM,
B1 3NJ
£2,500 PCM





A Grade II Listed building redeveloped by LIV Property rediscovering and revitalising the historic parts of Squirrel Works, combining the original high ceilings, exposed brickwork, large cast iron windows and steel beams, with innovative architecture and individual contemporary design.

Truly stunning loft style apartment with wooden floors and picture windows, it offers two double bedrooms, the master with ensuite and the bonus of separate shower and bath with large double sink. You're welcomed into the open plan living area and kitchen by the amazingly huge windows letting in beams of light. You will be spoiled with a stunning furniture package throughout and Siemens SieMatic appliances (fridge freezer, washer dryer, dishwasher, separate steam and convection oven, hob and remote control extractor). Breakfast bar with four seats perfect for casual socializing and a large table for the dining option! The apartment also has the luxury of a Nuaire ventilation system ensuring fresh, clean air into the apartment 24/7.

The property offers secure underground, allocated, gated parking and intercom and even a space for your bikes in a secure store room. Do not miss out on this beautifully characteristic loft apartment, if modern rustic living is what you're looking for then call James Laurence today 0121 604 4060.

Available July 1st.