



James *J* LaurenceTM
Sales and Lettings

SNOW HILL WHARF, BIRMINGHAM CITY CENTRE, B4 6LJ
ASKING PRICE OF £260,000



J
James Laurence



DESCRIPTION

James Laurence Estate Agents are pleased to present this luxury apartment located in the new Snow Hill Wharf development, The Regent, in a sought-after city centre location. This luxurious apartment has access to various communal facilities, such as a 24 hour concierge service, cinema and gym. Additionally, the development benefits from an extensive underground car park, the underground space also affords access to the shared refuse room and bike storage facilities. Lifts afford access to all floors.

The Regent development is located within five minutes of Colmore Row and offers convenient access to the scenic Birmingham and Fazeley canal network. Nearby transport connections include the St. Chads Metro station, Birmingham Snow Hill Railway station, and a variety of bus connections via Old Snow Hill and Great Charles St. Queensway.

The stylish, neutrally decorated apartment consists of the following:- A spacious open plan kitchen/living area with double doors leading to the fantastic terrace, overlooking the canal. The kitchen is fitted with integrated appliances such as; fridge/freezer, dishwasher, oven and grill with electric hob and extractor fan over. One large double bedroom with built in storage and a family bathroom comprising briefly of a bath with mixer taps and shower over, WC and wash hand basin.

The apartment offers ample storage with an array of units within the kitchen, built in wardrobe within the bedroom and a useful storage cupboard within the kitchen/diner.

The apartment has views across the canal from every room and is a must view!

LOCATION

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SNOW HILL
WHARF



Snow Hill Wharf, The Regent - Property B.0.02, Ground Floor

Dimensions

Living/Dining/Kitchen	26' 4" x 11' 1"	8.03m x 3.39m
Bedroom	15' 7" x 8' 11"	4.76m x 2.73m
Terrace	170 sq.ft	15.8 sq.m
Total Area	533 sq.ft	49.5 sq.m

Key

C	Cupboard
U	Utility

St Joseph
Designed for life